WARRANTY DEED

Karen Johnson Davidson County
Batch# 814779 **DEEDWARR**
03/03/2022 11:25:00 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20220303-0024338

File No.: RES-21-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Ostermeyer and Eva Buholte	Cenlar, FSB	117 03 0 041.00
(NAME)	(NAME)	
2012 Cedar Lane Nashville, TN 37212	P.O. Box 11733 Newark, NJ 07101	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JBW PARTNERS G.P., A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL J. OSTERMEYER AND EVA BUHOLTE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the westerly 37.5 feet of Lot No. 8 on the Plan of Richard M. Atkinsons Subdivision of Lots on Cedar Lane, as of record in Book 974, Page 3 and 50, Register's Office for Davidson County, Tennessee, together with a strip of land at the rear of Lot No. 7 on Richard M. Atkinsons Subdivision of Lots on Cedar Lane described as follows: beginning at a point at the northeast corner of said Lot No. 7, thence, with the northerly margin of said Lot No. 7 westwardly 75 feet to a point; thence, northwardly 23 feet to a point; thence northeastwardly 75.2 feet to an iron pin; thence southwardly 30 feet to the point at the northeast corner of this additional parcel.

Being part of the same property conveyed to JBW Partners, a Tennessee General Partnership, from Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man, by Warranty Deed dated October 16, 2018, recorded October 25, 2018, in Instrument No. 20181025-0105865, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to JBW Partners, G.P., a Tennessee general partnership, from JBW Partners, G.P., a Tennessee general partnership, by Quitclaim Deed for Separate of Tax Parcels dated February 18, 2020, recorded February 19, 2020, in Instrument No. 20200219-0018147, in the Register's Office of Davidson County, Tennessee. JBW Partners, a Tennessee General Partnership and JBW Partners, G.P., a Tennessee general partnership are one and the same entity.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2012 Cedar Lane, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of March, 2022

JBW Partners G.P., a Tennessee General Partnership

By: _____

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of JBW Partners, G.P., the within named bargainor, a Tennessee General Partnership, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Authorized Agent.

Witness my hand, at office, this 1st day of March, 2022.

_____

Notary Signature

My commission expires: 3/3/25



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171