THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
205 Stokesboro Court
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B Company	same	94-14-12.00
(NAME)	(NAME)	
216 Rucker Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Karen Johnson Davidson County
Batch# 819957 DEEDWARR
03/11/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20220311-0028177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF FEBRUARY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2023

WARRANTY DEED

For and in consideration of the sum of One Hundred Thousand Dollars ($100,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Service Resource, Inc., a Tennessee corporation, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto J & B Company, a General Partnership organized under Tennessee law, hereinafter called the Grantee, it's heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being the northerly 85 feet front and 93.5 feet rear of Lots 16, 17 and 18 on the Map of M.W. Omohundro's Subdivision of Certain Lots of the W.B. Lewis Subdivision, as of record in Book 332, page 170, Register's Office for said County.

Said parts of said lots front 85 feet on the easterly side of Rucker Avenue and run back between lines, 140 feet on the north line, along the south margin of an alley, and 147-3/4 feet, more or less, on the south line, to another alley in the rear, on which they measure 93-1/2 feet.

Being the same property conveyed to Service Resource, Inc., a Tennessee corporation, by deed from Elizabeth Barnes Miller Kennedy, being heir to the property of Robert A. Dalton and wife, Roberta W. Dalton, of record in Will Book 182, page 524 to Service Resource, Inc. Said deed being of record in instrument number 19991213-0302448 dated February 13, 1999 and re-recorded to correct Grantor's last name in instrument number 20000118-0005683, on January 18, 2000, and re-re-recorded in instrument number 20010329-0030067, on March 29, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

This conveyance is subject to the 2022 Davidson County property taxes, which are assumed by Grantees.

This is improved property known as 214 Rucker Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, it's heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMTION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this 23rd day of February, 2022.

Service Resource, Inc.

By: _____

John S. Crouch, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura Goodwin, a Notary Public in and for said County and State, the undersigned, John S. Crouch, and who, upon oath, acknowledged himself to be the president of Service Resource, Inc., the within named bargainor, a corporation, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he, as president, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as president.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February 2022.

_____

Notary Public

My commission expires: 1 - 3 - 2023

LAURA GOODWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **James N. Bryan, Jr.**, do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William N. Benjamin III, a notary public for this county and state, **James N. Bryan, Jr.**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 11/08/2022

WILLIAM BENJAMIN JR.
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON