D Box 36

Karen Johnson Davidson County
Batch# 888251 DEEDWARR
07/13/2022 01:51:49 PM 2 pgs
Fees: $13.00 Taxes: $5,901.50
20220713-0080639

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 day of June, 2022

Notary Public

Commission Expires: 12-13-2022

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Toby S. Wilt, Jr., Trustee,<br>The Joanne F. Hayes Irrevocable Trust<br>F/B/O Wilt Family, dated November 6, 2020<br>6436 Worchester Drive<br>Nashville, TN 37221 | NEW OWNER | 157-00-0-081.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**J&B Realty Holdings LLC**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Toby S. Wilt, Jr., as Trustee of The Joanne F. Hayes Irrevocable Trust F/B/O Wilt Family, dated November 6, 2020**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 33 on the Plan of Devonshire Manor, Section One, as of record in Book 5200, Pages 122 and 123 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert B. Kennedy and wife, Betsy B. Kennedy by Warranty deed from Margaret Almand Kimbrough and James Edward Kimbrough, Jr., Co-Executors for the Estate of Mary Frances Duty of record in Instrument No. 20010425-0040766 Register's Office for Davidson County, Tennessee, dated April 18, 2001 and recorded on April 25, 2001.

Being the same property conveyed to Robert B. Kennedy by QuitClaim deed from Betsy B. Kennedy (also known as Margaret Babb Kennedy) of record in Instrument No. 20191023-0108640 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on October 23, 2019.

Being the same property conveyed to J & B Realty Holdings, LLC by Warranty deed from Robert B. Kennedy of record in Instrument No. 20210609-0077066 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 09, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6436 Worchester Drive, Nashville, TN 37221

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 so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 21 day of June, 2022.

J&B Realty Holdings LLC

By: _____
Mike Jakubowski, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Mike Jakubowski, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Signor of J & B Realty Holdings, LLC and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN this 21 day of June, 2022.

_____
Notary Signature

Printed Name: Susan L Heinrich

My commission expires: 9/16/2020

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON