10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641646

Karen Johnson Davidson County
Batch# 915163 **DEEDWARR**
09/12/2022 09:25:46 AM 2 pgs
Fees: $13.00 Taxes: $6,771.00

20220912-0101572

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,830,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2022.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brayden G. Coombs and Kerry Coombs 1805 Shackleford Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brayden G. Coombs, married, and Kerry Coombs, married, as tenants in common,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in Davidson County, Tennessee, as shown on Tax map 131-03 parcel 149. Also being a portion of Lot 8, Birdhaven Subdivision, as recorded in Plat book 1130 page 30 and Lot 42 and portion of Lot 41 of the unrecorded plat of Birdhaven subdivision and being more particularly described as follows.

Beginning at a concrete monument, on the southerly margin of Shackleford Road, at the northeast corner of the Michael Franklin property, as recorded in Book 8039 page 34, also being the northwest corner of the hereon described property.

Thence: along the margin of Shackleford Road the following calls: South 88°07'11" East, 69.38' to an iron pin.

Thence: South 02°45'50" West, 10.00' to an iron pin.

Thence: South 88°15'51" East, 16.12' to an iron pin.

Thence: Leaving Shackleford Road, South 02°52'42" West, passing an iron pin at 8.34', being the northwest corner of Lot 1, Neil Hunt Subdivision, as recorded in Plat book 974 page 19 and continuing a total of 106.60' to an iron pin at the northeast corner of Lot 13, Neil Hunt Subdivision.

Thence: leaving Lot 1 and with the north line of Lot 13, North 89°00'23" West, 84.75' to an iron pin at the southeast corner of the Michael Franklin property.

Thence: with the east line of Franklin, North 02°29'15" East, 117.86' to the point of beginning and containing 0.23 acres, according to a survey by Smith Land Surveying, LLC, Jason Smith RLS #1961, dated April 05, 2018.

This property is subject to a Sanitary Sewer and Storm Drainage easement, as recorded in Book 4110 page 619.

Being part of the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from MARGARET C. CRAIG, TRUSTEE OF THE CRAIG FAMILY TRUST DATED AUGUST 26, 2011, of record in Instrument No. 20201202-0139807 , dated November 30, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-03-0-149.00.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

This is improved property located at 1805 Shackleford Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2022.

JB Partners

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Authorized Agent of JB Partners, a Tennessee general partnership, the within named bargainor, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 9th day of September, 2022.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023