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

CRT File No. 220942389

Karen Johnson Davidson County
Batch# 956959 DEEDWARR
01/03/2023 08:20:55 AM 2 pgs
Fees: $13.00 Taxes: $7,122.50

20230103-0000017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,925,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2022.

Notary Public
My Commission Expires:

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Richards and Rebecah Richards 806 Old Hickory Boulevard Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-00-0-008.00

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, **JRPW, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Richards and Rebecah Richards, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 2, the easterly 80 feet of Lot No. 3, the easterly 205 feet of Lots 10, 11 and 12, part of a tract of 30.87 acres and parts of Hooper Street and a 15-foot alley, all shown on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for said County, described together as follows:

BEGINNING at the northwest corner of Old Hickory Boulevard and Roser Avenue; thence with the westerly margin of Roser Avenue, northwardly 1098.5 feet, more or less, to the end of said Avenue, continuing in the same direction 1023.2 feet, in all 2121.7 feet, more or less, to a stone in the northerly line of said 30.87-acre tract; thence north 87 - 1/2 degrees west 205 feet; thence southwardly and parallel with the westerly margin of Roser Avenue, 2121.7 feet, more or less, to the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 205 feet to the beginning.

Being the same property conveyed to JRPW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a fifty percent (50%) undivided interest, by deed from JOHN ALEXANDER WOODS, SR (being one and the same as JOHN A. WOODS), of record in Book 10486, page 133 , dated June 6, 1997 , said Register's Office.

Being the same property conveyed to JRPW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a fifty percent (50%) undivided interest, by quitclaim deed from JOHN ALEXANDER WOODS, SR ., JOHN ALEXANDER WOODS, JR., REBECCA WOODS GARRETT, PATRICIA CARROLL WOODS WEATHERFORD , AND WILLIAM HARRY WOODS, of record in Book 10486, page 141 , dated June 6, 1997 , said Register's Office.

JRPW, LLC, a Tennessee Limited Liability Company having since merged to JRPW, a Tennessee General Partnership.

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. 160-00-0-008.00.

Matters shown on the Plan of record in Plat Book 332, page 146, said Register's Office.

This is improved property located at 806 Old Hickory Boulevard Brentwood TN 37027

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 19th day of December, 2022.

JRPW, a Tennessee General Partnership

Rebecca Woods Garrett, Authorized Partner

By: Rebecca Woods Garrett, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Rebecca Wood Garrett, 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 Partner of JRPW., a Tennessee general partnership, the within named bargainor, a Partnership, and that she as such Partner 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 Partner.

Witness my hand, at office, this 19th day of December, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024