WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-TH-23-93

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JAC Investment, LLC	**New Owner**	
(NAME)	(NAME)	**119-02-0-175.00**
~~93 Oriel Avenue~~ P.O. BOX 194		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37210-5005~~ NOLENSVILLE, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ESTATE OF HALL T. KYLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAC INVESTMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 39 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H.T. Kyle and wife, Mable Kyle by Warranty deed from Lewis B. Apple and wife, Evelyn Apple of record in Book 2863, page 580, Register's Office for Davidson County, Tennessee, dated January 26, 1959 and recorded on January 26, 1959.

Said Mable Kyle died on May 23, 2016, vesting H.T. Kyle as surviving tenant.

Said H.T. Kyle died on April 19, 2022 leaving Last Will and Testament filed for Probate in Docket No. 22P1059, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Stephen H. Kyle, Sylvia Kyle Anderson and Rebecca J. Britt, are named: as Co-Executors of the Estate of Hall T. Kyle, deceased; (or) as devises(s).

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **93 Oriel Avenue, Nashville, Tennessee 37210-5005**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 979013 **DEEDWARR**
03/09/2023 01:17:46 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20230309-0017099

Witness my/our hand(s) this the 3rd DAY OF ~~MARCH~~ Feb, 2023.

Estate of Hall T. Kyle

BY: Sylvia L. Anderson
Sylvia Anderson
Co-Personal Representative

BY: Stephen Kyle
Stephen Kyle
Co-Personal Representative

BY: Rebecca Britt
Rebecca Britt
Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA ANDERSON, CO-PERSONAL REPRESENTATIVE of the ESTATE OF HALL T. KYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Bell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN KYLE, CO-PERSONAL REPRESENTATIVE of the ESTATE OF HALL T. KYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Bell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA BRITT, CO-PERSONAL REPRESENTATIVE of the ESTATE OF HALL T. KYLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Bell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212