Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-210

Karen Johnson Davidson County
Batch# 982415 **DEEDWARR**
03/20/2023 02:21:47 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20230320-0020007

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550000.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2023

Sandra Denise Woods
Notary Public

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret Rixham and Steve Rixham 128 Abbottsford Nashville, TN 37215	New Owner	117-13-0B-035.00-CO

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, a Tennessee Limited Liability Company

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

Margaret Rixham and Steve Rixham, a married couple

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. 128 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Book 6250, pages 419 through 421, inclusive, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betty G. Brent, unmarried by Warranty Deed from Walter Knestrick and wife, Sarah Knestrick of record in Instrument No. 20021025-0131288 Register's Office for Davidson County, Tennessee, dated October 22, 2002 and recorded on October 25, 2002. Said Betty Garner Brent died on February 27, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1030 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael D Brent is named Executor of the Estate of Betty Garner Brent, deceased.

Being the same property conveyed to J & B Realty Holdings, LLC by Warranty Deed from Michael D. Brent, Executor of the Estate of Betty Garner Brent and Michael D. Brent and Tommy J. Brent, Heirs at Law of Betty Garner Brent of record in Instrument No. 20220202-0012582 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 2, 2022.

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: 128 Abbottsford, Nashville, TN 37215

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 17th day of March, 2023.

J&B Realty Holdings LLC, a Tennessee Limited Liability Company

By: _____
Mike Jakubowski, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Mike Jakubowski, Authorized Signor of J&B Realty Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of J&B Realty Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Mike Jakubowski, Authorized Signor of J&B Realty Holdings LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Brentwood TN this 17th day of March, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: 7/6/26

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
SUSAN L HEINRICH