WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000481 DEEDWARR
05/08/2023 10 08 37 AM 2 pgs
Fees $13 00 Taxes $3,885 00

20230508-0033932

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JB Partners, a Tennessee General Partnership	Same as New Owner	
(NAME)	(NAME)	
4204 Belmont Blvd	NEW OWNER	130-09-0-022 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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. 1, Block C on the Second Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C, and D of record in Book 1130, Page 62, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter W. Graham and wife, Irene Turner Graham by Deed from J. Harold Foxall and wife, Mildred Walton Foxall of record in Book 1401, Page 251, Register's Office for Davidson County, Tennessee, dated July 11, 1946 and recorded on July 11, 1946. Walter W. Graham died on or about November 13, 1974, leaving Irene Turner Graham, sole surviving tenant by the entirety.

Being the same property conveyed to Daniel W. Phillips and wife, Peggy S. Phillips by Installment Deed from Irene T. Graham of record in Book 4968, Page 562, Register's Office for Davidson County, Tennessee, dated October 30, 1975 and recorded on November 05, 1975.

Being the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Daniel W. Phillips and wife, Peggy S. Phillips of record in Instrument No. 20230215-0010975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 128 Alton Road, Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my hand this 5th day of May, 2023

BARS HOOPER HOLDINGS, LLC

BY _____

~~DYLAN~~ POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC

Witness my hand and official seal this 5th day of May, 2023

Commission expires 4/27/2025

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Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON