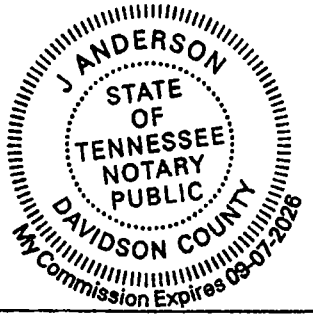
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 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	New Owner	
(NAME) 4204 Belmont Blvd	(NAME)	103 08 0 020.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **JO ANN JONES AND HUSBAND, JACK JONES**, 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. 7 and the Westerly 27 feet of Lot No. 6 on the Plan of A Subdivision of Lots 9 to 14 Inclusive in West End Annex, as of record in Plat Book 547, Page 89, in the Register's Office for said County.

Said Lot No. 7 and part of Lot No. 6 adjoin and front together 81.4 feet on the Northerly side of Murphy Road, formerly Minnesota Avenue and extends back 164.4 feet on the West line of Lot No. 7 and 164.4 feet, more or less, on the East line to 20 foot alley in the rear, measuring 80.7 feet thereon.

Being the same property conveyed to Lloyd F. McSwiney and wife, Nellie McSwiney, by Warranty Deed from Homer Knox Smithson, Jr., and wife, Marjorie Garrett Smithson, Lena Nell Smithson Terry and husband, Samuel M. Terry and Mary Ruth Smithson McAlister and husband, Horace Clifton McAlister, as the only heirs at law of Sue Smithson, deceased, of record in Book 3902, Page 276, in the Register's Office of Davidson County, Tennessee, dated June 08, 1965 and recorded on June 16, 1965. The said Lloyd F. McSwiney died on September 02, 1969, leaving Nellie McSwiney as surviving tenant by the entirety. The said Nellie McSwiney died on November 29, 1983 leaving a Will of record in Will Book No. 147, Page 702, in the Probate Court for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Book 6956, Page 242, said Register's Office.

Being the same property conveyed to John Aaron Holt, Trustee, and further conveyed to Jo Ann Jones and husband, Jack Jones, by Quit Claim Deed from Jo Ann Jones, of record in Book 6956, Page 244, in the Register's Office of Davidson County, Tennessee, dated August 14, 1986 and recorded on August 21, 1986.

Property was not the martial residence for the grantors.

Affidavit of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 20230511-0035154

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.

Karen Johnson Davidson County
Batch# 1002035 DEEDWARR
05/11/2023 10 03 03 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230511-0035155

unimproved _
This is improved x property, known as 4016 Murphy Road, Nashville, TN 37209
(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 10th day of May, 2023

x Jo Ann Jones
JO ANN JONES

x Jack Jones
JACK JONES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Ann Jones and Jack Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2023.

Commission expires

Notary Public

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

My Commission Expires 10/2/23