Prepared By:
Rec[illegible] Return To:
Chapman [illegible] Title, Inc
10 Burton H[illegible]
Nashville, TN 372[illegible]

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: [illegible], 2025

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

Karen Johnson Davidson County
Batch# 1002057 DEEDQC
05/11/2023 11 06 37 AM 2 pgs
Fees $12 00 Taxes $0 00
20230511-0035181

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 10 day of May, 2023.

Notary Public

My Commission Expires:

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Tax Information:
JB Partners 4204 Belmont Blvd Nashville, TN 37215	New Owner	10308001700 10308002000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **JB Partners, a Tennessee General Partnership,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows.

Tract 1

Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 25 feet of Lot No. 6 on the plan of a Subdivision of Lots 9 thru 14, including in West End Annex, of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts 77 feet on the westerly margin of Murphy Road (formerly Minnesota Avenue) and extends back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to JB Partners, a Tennessee General Partnership by Warranty Deed from Ashley Jo Shake, Executrix of the Estate of William Van Herald, Jr. of record in Instrument No. 20211207-0162278, in the Register's Office for Davidson County, Tennessee.

Tract 2

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 Book 547, Page 89, Register's Office for Davidson County, Tennessee.

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 a 20 foot alley in the rear, measuring 80.7 feet thereon.

Being the same property conveyed to JB Partners, a Tennessee General Partnership by Warranty Deed from Jo Ann Jones and Jack Jones, wife and husband of record in Instrument No. 20230511-0035155, in the Register's Office for Davidson County, Tennessee

The purpose of this Quitclaim Deed is to restore lot 5 to its original integrity as a 52' lot, restore lot 6 to its original integrity as a 52' lot, and restore Lot 7 back to its original integrity as a 54.4' lot as shown on the plan of a Subdivision of Lots 9 thru 14, including in West End Annex, of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number 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 10 day of March, 2023.

JB Partners, a Tennessee General Partnership

By: Bryan P. Church, 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 Bryan P. Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of JB Partners, a Tennessee general partnership, the within named bargainor, and that they as such Partner and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner

Witness my hand and official seal at office, this 10 day of March, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026