Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 230645000

Karen Johnson Davidson County
Batch# 1026279 **DEEDWARR**
07/14/2023 09 51 18 AM 2 pgs
Fees $13 00 Taxes $6,660 00

20230714-0053988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. ~~$1,800,000.00~~

Affiant

Subscribed and sworn to before me, this 13th day of July, 2023.

Notary Public
My Commission Expires

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Haleigh Kelley and Robert W Kelley 4010 Utah Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 103 04 0 318.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haleigh Kelley and Robert W Kelley, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being East ½ of Lot No. 102 on the Plan of the West End Annex, of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Northerly side of Utah Avenue, formerly 7th Avenue, and runs back between lines, 212.5 feet more or less, on the Easterly line, and 225.7 feet, more or less, on the Westerly line to the South line of the right-of-way of the N.C. and St. L. Railroad on which it measures 51.75 feet, more or less.

Being the same property conveyed to JB Partners, a Tennessee General Partnership, by Warranty Deed from J Mamie S. Vanderbeek, a single person, of record in Instrument No. 20210824-0114208, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of the West End Annex, as recorded in Plat Book 332, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20220804-0088847.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20230309-0017103.

Easement for Sewer, recorded in Book 1118, Page 688.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties,

rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4010 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of July, 2023.

JB Partners, a Tennessee General Partnership

BY: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of JB Partners, a Tennessee General Partnership, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 13th day of July, 2023.

_____
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024