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

CRT File No. 230745255

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000 00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2023.

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1031566 DEEDWARR
07/27/2023 10.30 34 AM 2 pgs
Fees $13 00 Taxes $2,275 50

20230727-0057941

WARRANTY DEED

Address New Owner: The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 4016 Murphy Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 103-08-0-020 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 **The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006**, ("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 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 deed from JO ANN JONES AND HUSBAND JACK JONES, of record in Instrument No 20230511-0035155, dated May 20, 2023, said Register's Office. For further reference see Quitclaim deed of record in Instrument No. 20230511-0035181, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-08-0-020.00.

Matters shown on the Plan of record in Book 547, page 89, said Register's Office

This is improved property located at 4016 Murphy Road 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 26th day of July, 2023

JB Partners

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State 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 a Authorized Agent of JB Partners, a Tennessee general partnership, the within named bargainor, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 26th day of July, 2023

Notary Public



My Commission Expires _____