Prepared by
Record and Return To
Chapman and Rosenthal
10 Burton Hills Blvd
Nashville, TN

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

CRT File No. 220842101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $760,000 00

AW
Affiant

Subscribed and sworn to before me, this 1st day of August, 2023

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 1035165 **DEEDWARR**
08/07/2023 10 05 19 AM 2 pgs
Fees $13 00 Taxes $2,812 00

20230807-0060837

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

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
JB Partners 4204 Belmont Blvd Nashville, TN 37215	New Owner	Tax Parcel ID No 118-14-0-051 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, **Alan Armstrong, Executor of the Estate of Lori Lee Armstrong** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JB Partners, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Tract 1
Land in Davidson County, Tennessee, being Lot(s) 85, as shown on the map entitled Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Tract 2
Land in Davidson County, Tennessee, being the northerly 25 feet of Winston Place, now abandoned on the plan of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, lying between Lots 85 and 87, as shown on said plan and by reason of Ordinance No 68 Oak Hill, a certified copy of which is of recoard in Book 3813, page 188, Register's Office for Davidson County, Tennessee, and by reason of instruments of record in Book 4356, pages 686 and 688, Register's Office for said County.

Being the same property conveyed to WILLIAM W NOSS AND WIFE, LORI A NOSS, by deed from ROBERT D TUKE AND WIFE, SUSAN C TUKE, of record in Book 5638, page 75, dated August 15, 1980, said Register's Office

WILLIAM W NOSS conveyed his interest to LORI ARMSTRONG formerly known as LORI A. NOSS, by quitclaim deed of record in Book 6741, page 419, dated December 17, 1985, said Register's Office

LORI ARMSTRONG, AKA LORI LEE ARMSTRONG, died on or about August 22, 2022 Her Last Will and Testament, being filed in the Circuit Court for Davidson County, Tennessee, under Case No 22P2273 Said Will directs the subject property to be administered as part of the estate, subject to the control of the Executor, ALAN ARMSTRONG

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 2022 and subsequent years for Map-Par 118-14-0-051 00

Matters shown on the Plan of record in Plat Book 1130, page 2, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5593, page 477, said Register's Office

This is improved property located at 3510 Robin Road Nashville TN 37204

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 1st day of August, 2023

Estate of Lori Lee Armstrong

By Alan Armstrong, Executor

~~STATE OF TENNESSEE~~) Commonwealth of Kentucky
COUNTY OF ~~DAVIDSON~~) Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Armstrong, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Lori Lee Armstrong, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~1st~~ 31st July day of ~~August~~, 2023

Notary Public

LINDA DINUNZI
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP57485
My Commission Expires 09-10-2026

My Commission Expires 9/10/2026