Karen Johnson Davidson County
Batch# 1041970 DEEDWARR
08/23/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230823-0066063

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745377** LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2023. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner: 1NR, LLC **807 Bradford Ave** **Nashville, TN 37204**	Send Tax Bills To: **1NR, LLC** **807 Bradford Ave** **Nashville, TN 37204**	Tax Information: Tax Parcel ID No. 103-08-0-017.00

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 **1NR, LLC, a Tennessee Limited Liability Company**, ("Grantee"), 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 6, as shown on the map entitled Plan of a subdivision of Lots 9 to 14 inclusive in West End Annex, of record in Book 547, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from ASHLEY JO SHAKE, EXECUTRIX OF THE ESTATE OF WILLIAM VAN HERALD, JR., of record in Instrument No. 20211207-0162278, dated December 3, 2021, said Register's Office. In an attempt to reestablish original lot lines, see quitclaim deed in Instrument No. 20230511-0035181, said Register's Office.

Being part of 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 10, 2023, said Register's Office. Being further conveyed to THE SURVIVOR'S TRUST CREATED BY THE CHENAULT LIVING TRUST DATED DECEMBER 30, 1997, AND AMENDED JULY 18, 2006 by deed from JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in 20230727-0057941, said Register's Office. Deed of Correction and Quitclaim Deed executed by and between JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP and JOHN ADAM CHENAULT, TRUSTEE OF THE SURVIVOR'S TRUST CREATED BY THE CHENAULT LIVING TRUST DATED DECEMBER 30, 1997, AND AMENDED JULY 18, 2006, of record in Instrument No. 20230814-0062992, dated August 14, 2023, 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. 103-08-0-306.00.

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

This is improved property located at 4014 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 18th day of August, 2023.

JB Partners, a Tennessee General Partnership

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 18th day of August, 2023.

Notary Public

My Commission Expires: 9-7-2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/18/2023.

D. Shayne Adair

8/21/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 21 day of August, 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026