THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845473**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000 00 Affiant Subscribed and sworn to before me, this 25th day of August, 2023. Notary Public My Commission Expires. 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1043765 DEEDWARR
08/29/2023 12 05 31 PM 2 pgs
Fees $13 00 Taxes $11,100 00
20230829-0067647

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew P. Hyde and Margaret J. Hyde, as Trustees 3503B Richards Street Nashville TN 37215	New Owner	Tax Parcel ID No 117-12-1E-002.00-CO

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 **Andrew P. Hyde and Margaret J. Hyde, as Trustees of the Hyde Family Trust dated April 25, 2000, as amended and restated**, ("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 Unit "B" on the plan of Homes at 3503 Richards Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3503 Richards Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220216-0018160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from KEVIN A. LORANCE, UNMARRIED, of record in Instrument No. 20220103-0000425, dated December 30, 2021, 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 2022 and subsequent years for Map-Par. 117-12-1E-002.00-CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220216-0018160, said Register's Office.

This is improved property located at 3503B Richards Street Nashville TN 37215

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 25th 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 an 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 25th day of August, 2023.

Notary Public

My Commission Expires: _____



Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064