THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845479**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,815,000.00 Affiant Subscribed and sworn to before me, this 25th day of August, 2023. Notary Public My Commission Expires: 05-21-2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY

Karen Johnson Davidson County
Batch# 1044240 DEEDWARR
08/30/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $6,715.50
20230830-0067969

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Ford and Ryan Buckley 4012 Murphy Road Nashville TN 37209	New Owner	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 **Kelly Ford and Ryan Buckley, wife and husband** ("Grantees"), their 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. 5 on the plan of a Subdivision of Lots 9 thru 14, inclusive in West End Annex, of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.

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.

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. 103-08-0-017.00.

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

Restrictive Covenants contained in instrument of record in Instrument No. 20220804-0088848, said Register's Office.

This is improved property located at 4012 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 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: _____



Certificate of Authenticity

I, Holly Kay, 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 8/25/23.

Date

Holly Kay

Affiant Signature

8/25/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2023.

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

