THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6450-WE

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1057233 DEEDWARR
10/03/2023 03:16:11 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00

20231003-0077854

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JBRA, LLC	New Owner	
720 Darden Place		118-07-0-056-00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carolyn Tucker Lewis and Rhonda Dean Benton and Randall Thomas Lewis and Risa Lewis Mcalister and Ryan A. Lewis and Robyn Yvonne Kroeger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JBRA, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Said Property has never been a primary or marital residence of the herein named Grantors, or their spouses.

All that certain of land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

Being Lot No. 20 on the Map of Berrywood, as of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Greystone Road, the common corner of Lots Nos. 19 and 20; thence with the line between said lots easterly 160.7 feet to a point; thence northerly 89 feet to a concrete monument in the southerly margin of Berry Road; thence with the margin of said road westerly 131.3 feet to a concrete monument at the beginning of a curve; thence with said curve southwesterly 39.3 feet to a concrete monument in the easterly margin of said road southerly 64.3 feet to the beginning.

Being the same property conveyed to John E, Tucker and wife, Lillian S. Tucker, by Warranty deed from Curtis L. Walker and wife, Rubye H. Walker, of record in Book 2018, page 609, Register's Office for Davidson County, Tennessee, dated August 25, 1951 and recorded on August 25, 1951.

John H. Tucker died on December 3, 1993, vesting Lillian S. Tucker as the surviving tenant by the entirety. Lillian S. Tucker died, testate, on June 8, 1997, as the widow of John H. Tucker, having never remarried after the death of her late husband. Pursuant to the Last Will and Testament of Lillian Smith Tucker, the real property described herein was bequeathed to Carolyn Tucker Lewis. The Last Will and Testament of Lillian Smith Tucker is of record in Will Book 214, page 391. The probate of the Estate of Lillian Smith Tucker may be found in Docket No. 97P1031, Davidson County, Tennessee.

Further, being the same property conveyed to Carolyn Tucker Lewis by Quitclaim Deed from Howard Thomas Lewis, Executor of the Estate of Lillian Smith Tucker, of record in Book 10770, Page 100, Register's Office for Davidson County, Tennessee, dated January 19, 1988 and recorded on January 27, 1988.

Further, being the same property conveyed to M. Norris Jenkins, trustee, by Quitclaim Deed from Carolyn Tucker Lewis and then reconveyed to Carolyn Tucker Lewis and husband, Howard Thomas Lewis, as tenants by the entirety from M. Norris Jenkins, trustee, of record in Book 10809, Page 27, Register's Office for Davidson County, Tennessee, dated February 24, 1998 and recorded on February 25, 1998,

Howard Thomas Lewis died on August 22, 2005, thereby vesting the property in Carolyn Tucker Lewis as the surviving tenant by the entirety.

Further, being the same property conveyed to Carolyn Tucker Lewis, Rhonda Dean Benton, Randall Thomas Lewis, Risa Lewis McAlister, Ryan A. Lewis, and Robyn Yvonne Kroeger by Quitclaim Deed from Carolyn Tucker Lewis, the unremarried widow of Howard Thomas Lewis, of record in Instrument No. 20221117-0122313, Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 17, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2700 Greystone Rd, Nashville, TN 37204-2819**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30 day of August, 2023.

Carolyn Tucker Lewis

Carolyn Tucker Lewis

Rhonda Dean Benton

Rhonda Dean Benton

Randall Thomas Lewis

Randall Thomas Lewis

Risa Lewis Mcalister

Risa Lewis Mcalister

Ryan A. Lewis

Ryan A. Lewis

Robyn Yvonne Kroeger

Robyn Yvonne Kroeger

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Tucker Lewis ,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda Dean Benton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randall Thomas Lewis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Risa Lewis Mcalister,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan A. Lewis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn Yvonne Kroeger,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public