THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246444** Karen Johnson Davidson County Batch # 1085620 DEEDWARR 12/27/2023 10:00:30 AM 2 pgs Fees: $13.00 Taxes: $6,937.50 20231227-0099222	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Bernadette Scott and Charles M. Scott 4033 Westlawn Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0-159.0

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 **Bernadette Scott and Charles M. Scott, husband and wife**, ("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 the East 58.0 feet front and 60.7 feet rear of the west 108.0 feet front and 110.7 feet rear of Lot No. 333 on the Map of Richland Realty Company's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 333 fronts 58.0 feet on the south side of West Lawn Drive and runs back between lines 355.0 feet on the West line and 350.0 feet on the East line to the North line of the N.C. & St. L. Railroad on which it measures 60.7 feet.

Being the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from PETER F. REBEIRO and RANSON J. WYSE, II, MARRIED TO EACH OTHER, AS JOINT TENANTS WITH EXPRESSED RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20211110-0150087, dated November 1, 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 2023 and subsequent years for Map-Par. 103-08-0-159.0.

Matters shown on the Plan of record in Book 421, page 32, said Register's Office.

Easement Deed by Court Order of record in Instrument No. 20140114-0003778, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20220216-0018158, said Register's Office.

This is improved property located at 4033 Westlawn Drive 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 22nd day of December, 2023.

JB Partners, a Tennessee General Partnership

Kate Rosenthal, agent

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 22nd day of December, 2023.

J Anderson

Notary Public



My Commission Expires: _____