Karen Johnson
Batch # 1197581
10/24/2024 10:32:03 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20241024-0082661

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
JBS Partners	New Owner(s)	160-00-0-227.00
567 Watsonwood Drive	NEW OWNER	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA BRITTLE BREWER AND JOHN G. BRITTLE, JR., HEIRS AT LAW OF THE ESTATE OF NANCY P. BRITTLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JBS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Minor Revision Plat for 3, 4 Kelly Green Subdivision of record in Book 11190, Page 133, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to John G. Brittle and wife, Nancy P. Brittle by Deed from Evelyn Guthrie Brock dated June 5, 1972 and recorded June 8, 1972 in Book 4608, Page 566, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Nancy P. Brittle by Quitclaim Deed from John G. Brittle and wife, Nancy P. Brittle, dated December 31, 2009 and recorded December 31, 2009 in Instrument No. 20091231-0118931, Register's Office of Davidson County, Tennessee.

Nancy P. Brittle died on or about August 5, 2022; Affidavit of Heirship in Instrument No. 20231208-0099685, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5502 Kelly Road, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2024.

Estate of Nancy P. Brittle

By: _____
Laura Brittle Brewer, Heir at Law

By: _____
John G. Brittle, Jr., Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Brittle Brewer, Heir at Law and John G. Brittle, Jr., Heir at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heirs at Law of the Estate of Nancy P. Brittle, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 22nd day of October, 2024.

_____
Notary Public

My Commission Expires:

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2025