Karen Johnson
Batch # 1204090
11/13/2024 11:10:31 AM
Fees: $13.00 Taxes: $6,845.00
Davidson County
DEEDWARR
2 pgs
20241113-0088286

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63810
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
JB Partners, a Tennessee General Partnership 4204 Belmont Blvd. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13213003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Warren A. Seeley, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **JB Partners, a Tennessee General Partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 5 and the southerly 15 feet of a 30-foot roadway adjoining and immediately north of said Lot No. 5 on the Map of the Second Addition to Gateway Acres, as of record in Book 1424, page 83, Register's Office for said County, described as follows:

Beginning on the northerly margin of Stonewall Drive, at the corner of Lot Nos. 4 and 5; thence with said Drive, eastwardly 179.2 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 32.22 feet to the westerly margin of Lealand Lane; thence with said Lane, northwardly 220.5 feet; thence north 85° 48' west 200 feet; thence south 1° 51' west 242.8 feet to the beginning.

Being the same property conveyed to Gerlad D. Henderson and wife, Maud Howell Henderson, by Warranty Deed from Albert H. Noble and wife, Esther Baird Noble, dated May 31, 1956 and recorded on June 1, 1956 of record in Book 2541, page 49, Register's Office for Davidson County, Tennessee. The said Gerald D. Henderson and Maud Howell Henderson have since died, with Gerald D. Henderson predeceasing the said Maud Howell Henderson. The Last Will and Testament of Maud Howell Henderson of record in Will Book 17, page 90, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Instrument No. 20120620-0053876, said Register's Office, subject property was devised to Ellen Howell Henderson Seeley. By Quitclaim Deed, dated June 11, 2012, recorded June 20, 2012, of record in Instrument No. 20120620-0053877, said Register's Office, subject property was conveyed to Warren A. Seeley and wife, Ellen H. Seeley. The said Ellen H. Seeley has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 1424, page 83, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Stonewall Drive, and

an easement for bridle path along the rear line of said lot. And a 50 foot minimum setback line from Lealand Lane.

This is improved property, known as 1000 Stonewall Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 2024.

Warren A. Seeley

State of Tennessee

County of Davidson

On this 1st day of November, 2024, before me the undersigned authority, personally appeared Warren A. Seeley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Sworn and subscribed before me this 14 day of November, 2024.

Notary

My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028