WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF February, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JB Partners, a Tennessee General Partnership	New Owner	
(NAME)	(NAME)	132 05 0 107.00
4204 Belmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **AUBREY B. HARWELL JR TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the map of SECTION TWO, GLENDALE PARK of record in Plat Book 1130, Page 61, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee, by Warranty Deed from Daniel R. Muir and spouse, Carolyn Loudenslager, of record in Instrument No. 20130731-0079913, in the Register's Office of Davidson County, Tennessee, dated July 26, 2013, and recorded on July 31, 2013.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. as Trustee and individually. Said Power of Attorney is of record Instrument No. 20250210-0009803 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 900 Coral Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1241940 DEEDWARR
02/27/2025 12:32:30 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20250227-0014749

MO2025-53

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 my hand this 20th day of February, 2025

Aubrey B. Harwell Jr. Trustee & individually by Stephen C Sexton, Atty in Fact

Aubrey B. Harwell, Jr. Trustee and individually

BY: Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., as Trustee and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., as Trustee and Individually.

Witness my hand and official seal this 20th day of February, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public