Prepared by
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2025.

Notary Public
My Commission Expires.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1272903
05/14/2025 09 23 53 AM
Fees $13 00 Taxes $4,440 00

Davidson County
DEEDWARR
2 pgs

20250514-0037849

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JB Partners 1218 Carl Seyfert Memorial Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 145-14-0-054.00

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, **Denise Dillon Tyler and James Edward Dillon, Jr. and Jeffrey Elliot Dillon** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **JB Partners, a Tennessee General Partnership**, ("Grantee"), its 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 Lot(s) 16, as shown on the map entitled Galaxy Estates, of record in Plat Book 4175, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES E. DILLON AND WIFE, CAROL C. DILLON, by deed from JACK D. JOHNSON AND WIFE, EDITH H. JOHNSON, of record in Book 7311, page 970, dated July 29, 198 , said Register's Office.

JAMES E. DILLON died on or about May 11, 2013, leaving CAROL C. DILLON as the surviving tenant by the entirety, as evidenced by Affidavit of Furtherance of Title, of record in Instrument No. 20220902-0099355, said Register's Office.

CAROL C. DILLON died on or about December 25, 2023. Her Last Will and Testament was filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 24P920, devised the subject property to her only heirs, her children, DENISE DILLON TYLER and JAMES EDWARD DILLON JR., and JEFFREY ELLIOT DILLON.

Denise Dillon Tyler is also known as Carol Denise Tyler.

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 2025 and subsequent years for Map-Par. 145-14-0-054.00.

Matters shown on the Plan of record in Plat Book 4175, page 77, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7894, page 288, said Register's Office.

This is improved property located at 1218 Carl Seyfert Memorial Drive Brentwood TN 37027

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 13th day of May, 2025.

Denise Dillon Tyler by Jeffrey Elliot Dillon, her Attorney-in-Fact

Denise Dillon Tyler by Jeffrey Elliot Dillon, her Attorney-in-Fact

James Edward Dillon, Jr. by Jeffrey Elliot Dillon, his Attorney-in-Fact

James Edward Dillon, Jr. by Jeffrey Elliot Dillon, his Attorney-in-Fact

Jeffrey Elliot Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Elliot Dillon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Denise Dillon Tyler and James Edward Dillon, Jr. that he is authorized by Denise Dillon Tyler and James Edward Dillon, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of May, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____