Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751506

Karen Johnson Davidson County
Batch # 1309493 DEEDWARR
08/13/2025 09:24:01 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20250813-0064363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

M. Allen Ehlers
Affiant

Subscribed and sworn to before me, this 11th day of August, 2025.

Tara Jones
Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JBT Construction, LLC 2306 Cruzen St. Nashville TN 37211	New Owner	Tax Parcel ID No. 105-13-0-260.00

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, **Allen E. Ehlers and wife, Mary E. Cantrell** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JBT Construction, LLC, a Tennessee limited liability company** ("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 the Northerly Part of Lot No. 83 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

Beginning at the Southeast corner of 10th Avenue South, formerly Jowett Avenue and an alley, being the Northwest corner of said Lot No. 83 and running thence Eastwardly with the Southerly margin of said alley, 151.6 feet to the dividing line between Lots Nos. 82 and 83 on said plan; thence Southwardly with the said dividing line 67 feet to a point; thence Westwardly 150 feet, more or less, to the Easterly margin of 10th Avenue South; thence Northwardly with the Easterly margin of 10th Avenue South 68 1/2 feet to the beginning.

Being the same property conveyed to Allen E. Ehlers and wife, Mary E. Cantrell by Warranty Deed from Kathy Lee Carter Boles, married of record in Instrument No. 20020423-0049981 Register's Office for Davidson County, Tennessee, dated April 16, 2002 and recorded on April 23, 2002.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 94 & 95, Register's Office for Davidson County, Tennessee.

This is improved property located at 2030 10th Ave S Nashville TN 37204

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, Grantors have executed this instrument on this 11th day of August, 2025.

Allen E. Ehlers

Mary E. Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen E. Ehlers and Mary E. Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2025.

Notary Public
My Commission Expires: _____

