2025-312-SM

WARRANTY DEED

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 812,500.00.

~~Affiant~~

Subscribed and sworn to before me, this the 18th day of September, 2025.

Notary Public

My commission expires: 5/8/29

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1324081 DEEDWARR
09/18/2025 01:38:22 PM 2 pgs
Fees: $13.00 Taxes: $3,006.25

20250918-0074706

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: JB Partners, a Tennessee General Partnership	Send Tax Bills To:	Map-Parcel Numbers 118-14-0-115
4204 Belmont Blvd, Nashville, TN 37215	4204 Belmont Blvd, Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack Powell, Executor of The Estate of Agnes Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JB Partners, a Tennessee General Partnership, a Tennessee 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. 41 on the Plan of Longview Manor, Sections One & Two, of record in Plat Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Chessor and wife, Nell Prince Chessor by Warranty Deed dated 01/01/1951, from American Homes, Inc., a Tennessee corporation, of record in Book 1916, page 541, said Register's Office.

The said Preston Chessor having predeceased Nell Prince Chessor on November 01, 1987, Nell Prince Chessor having since died testate on December 26, 1997. Pursuant to the Last Will and Testament of Nell P. Chessor (aka Nell Prince Chessor), Agnes Brown was appointed Executrix of the Estate of Nell P. Chessor as filed of record in Case No. 98P44 in Davidson County Circuit Court for Davidson County, Tennessee. The said Nell P. Chessor was not married at the time of her death and the property was devised to Agnes Brown.

Agnes Marie Brown (aka Agnes Brown and Agnes M. Brown) was unmarried and never had nor adopted any children at the time of her death. Agnes Marie Brown died testate on April 25, 2025. Pursuant to the Last Will and Testament of Agnes Marie Brown (aka Agnes Brown & Agnes M. Brown) of record in Case No. 25P1244 in the Seventh Circuit Court for Davidson County, Tennessee Probate Court Probate Division at Nashville, Tennessee, Jack L. Powell, Jr., was appointed to serve as Executor of the Estate of Agnes Marie Brown to be exercised as he deems to be in the best interests of Agnes Marie Brown's estate.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 118-14-0-115.

The Plan of record in Plat Book 1424, page 127, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Restrictive Covenants contained in instrument of record in Book 1781, page 520, said Register's Office.

NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5609, page 52, said Register's Office.

This is improved (X) Unimproved (____) property, known as 3528 Crestridge Drive, Nashville, TN 37204.

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) that I/we am/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), 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/our hand(s) this 18th day of September, 2025.

Estate of Agnes Brown

By: Jack Powell
Jack Powell, Executor of The Estate of Agnes Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jack Powell, Executor of The Estate of Agnes Brown the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2025.

MBoyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON