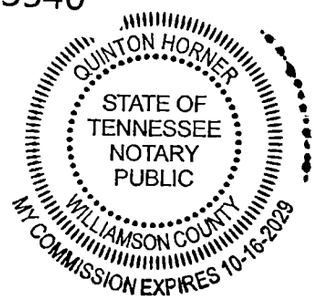
Karen Johnson
Batch # 1350017
11/24/2025 10 26 53 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20251124-0093540

Warranty Deed

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
Union Hills Blvd., Suite 130



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2025

Notary Public

My commission expires 10/16/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows·	Send Tax Bills To	Map/Parcel Numbers
JBS Partners	New Owner(s)	160-00-0-152-00
567 Watsonwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA BRITTLE BREWER AND JOHN G. BRITTLE, HEIR AT LAWS OF ESTATE OF NANCY P. BRITTLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JBS PARTNERS, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Kelly Glen Subdivision of record in Plat Book 9700, Page 584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John G Brittle and wife, Nancy P. Brittle by Warranty Deed from Evelyn Guthrie Brock of record in Book 4608, Page 566, Register's Office for Davidson County, Tennessee, dated June 05, 1972 and recorded on June 08, 1972.

Being the same property conveyed to Nancy P. Battle by Quitclaim Deed from John G. Battle, dated December 31, 2009 and recorded December 31, 2009 in Instrument No. 20091231-0118930, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5476 Franklin Pike Circle, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2025.

Estate of Nancy P. Brittle

By: _____
Laura Brittle Brewer, Heir at Law

By: _____
John G. Brittle, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Brittle Brewer and John G. Brittle, Heir at Laws of Estate of Nancy P. Brittle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2025.

_____
Notary Public

My Commission Expires: 10/16/2029

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029