WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,450,000.00

Elizabeth Baer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/13/2026.

C Schumacher
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

Karen Johnson Davidson County
Batch # 1420016 DEEDWARR
05/13/2026 03:45:59 PM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20260513-0043264

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3444-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
JB Partners	JB Partners	145-03-0-035.00
4915 Roselawn Circle	4204 Belmont Blvd	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jessica Huntsman Farber and Ryan Andrew Farber, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JB Partners, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Roselawn Estates, as of record in Book 2900, Page 86, Register's Office for said County as follows:

Beginning in the West margin of Roselawn Circle at the corner of Lots Nos. 3 and 4; thence West along the line of said lots, 232.4 feet to a point in the East line of Lot No. 1; thence South along the line of Lots Nos. 1 and 4, 100 feet; thence East 18.4 feet to a monument, an inner corner of Lot No. 4; thence South along the line of Lot No. 4, 100 feet to a corner of Lots 4 and 5; thence East with the line of said lots, 222.8 feet to the West margin of Roselawn Circle; thence North with said Circle 200 feet to the beginning.

Tract II: Beginning at a point in the Westerly boundary of Roselawn Estates, Subdivision, a Plan of which is of record in Book 2900, Page 86, Register's Office of Davidson County, Tennessee, said point being 375 feet South on a line South 3 Degrees 8 Minutes West from the Southerly margin of Tyne Boulevard; thence in an Easterly direction on a straight line for a distance of 145.5 feet to the point of the Southwest corner of Lot No. 3 as shown on said plan, thence in a Southerly direction a distance of 100 feet to a point, thence North 86 Degrees 30 Minutes West 145 feet to a concrete monument, thence North 3 Degrees 8 Minutes West 100 feet to the point of beginning.

Being the same property conveyed to Jessica Huntsman Farber and Ryan Andrew Farber, wife and husband by Warranty Deed from Ernest Keith Smith and Delaney Royer Smith, husband and wife of record in Instrument No. 20230215-0011096 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on February 15, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4915 Roselawn Circle Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 13, 2026.

Jessica Huntsman Farber

Ryan Andrew Farber

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jessica Huntsman Farber and Ryan Andrew Farber, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 13, 2026.

Notary Public

My Commission Expires: 1-22-29

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 3444-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027