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

CRT File No. 251252992

Karen Johnson
Batch # 1433575
06/16/2026 09:18:00 AM
Fees: $13.00 Taxes: $12,950.00

Davidson County
DEEDWARR
2 pgs

20260616-0054238

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2026.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The BHM & PTM Revocabe Trust, dated November 21, 2022 4335 Coral Way Nashville TN 37204	New Owner	Tax Parcel ID No. 132-05-0-107.00

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, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The BHM & PTM Revocabe Trust, dated November 21, 2022 and any amendments thereto**, ("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) 42, as shown on the map entitled Section No. 2, Glendale Park, of record in Plat Book 1130, page 61, 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 JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from AUBREY B. HARWELL JR. TRUSTEE, of record in Instrument No. 20250227-0014749, dated February 20, 2025, said Register's Office.

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 2026 and subsequent years for Map-Par. 132-05-0-107.00.

Matters shown on the Plan of record in Plat Book 1130, page 61, said Register's Office.

Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20260605-0050987, said Register's Office.

This is improved property located at 4335 Coral Way 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, Grantor has executed this instrument on this 12th day of June, 2026.

JB Partners

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of JB Partners, a Tennessee general partnership, the within named bargainor, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 12th day of June, 2026.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____