Karen Johnson Davidson County
Batch# 1440557 DEEDWARR
06/30/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20260630-0059045

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554627**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,450,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2026. Notary Public My Commission Expires:

39283

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner: Shapiro Family Trust, David L Shapiro and Carol L Shapiro, Trustees 3510 Robin Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 14 0 051.00

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 **David L. Shapiro and Carol L. Shapiro, as Trustees of the Shapiro Family Trust under agreement dated August 24, 2015, as amended and restated February 2, 2023, and as amended July 16, 2024** ("Grantees"), 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) 85, as shown on the map entitled WOODMONT BOULEVARD SECTION OF MARENGO PARK, of record in Plat Book 1130, Page 2, 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 Warranty Deed from Alan Armstrong, Executor of the Estate of Lori Lee Armstrong, of record in Instrument No. 20230807-0060837, in the Register's Office of Davidson County, Tennessee, dated July 31, 2023, and recorded on August 07, 2023.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1113, Page 296.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5593, Page 477.

This is improved property located at 3510 Robin Road 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 26th day of June, 2026.

JB Partners

By: Kate Rosenthal, Authorized Agent

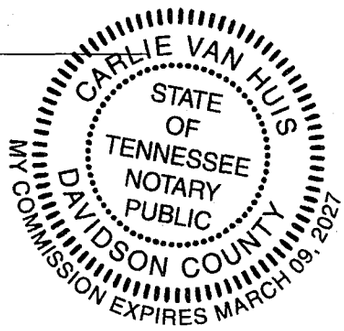
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 26th day of June, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Gerald G. Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and the this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 26, 2026 (date of document).

Affiant Signature

6/29/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 29th day of June, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

