Karen Johnson
Batch # 1479104
10/01/2026 10:32:55 AM
Davidson County
DEEDWARR
2 pgs
Fees: $13.00 Taxes: $2,220.00
20261001-0090541

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

CRT File No. 260755324

Returned:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#18080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2026.

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-14-30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Berrys Chapel Partners, LLC 732 S 6th St N Las Vegas, NV 89101	New Owner	Tax Parcel ID No. 160-00-0-227.00

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, **JBS Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Berrys Chapel Partners, LLC**, ("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) 3, as shown on the map entitled Kelly Glen Subdivision Lots 2, 3 & 4, of record in Instrument No. 20260604-0050446, 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 JBS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from LAURA BRITTLE BREWER AND JOHN G. BRITTLE JR., HEIRS AT LAW OF THE ESTATE OF NANCY P. BRITTLE, of record in Instrument No. 20241024-0082661, dated October 22, 2024, 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. 160-00-0-227.00.

Matters shown on the Plan of record in Instrument No. 20260604-0050446, said Register's Office.

This is improved property located at 5502 Kelly Rd, Brentwood, TN 37027.

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 29th day of September, 2026.

JBS Partners

By: David B. Morris, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of September, 2026.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030