Karen Johnson Davidson County
Batch# 214273 DEEDWARR
04/05/2019 09:12:33 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40
20190405-0030999

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0731

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of April, 2019

Notary Public

Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nick Soupios and Kathrine Soupios 1505A Corder Drive Nashville, TN 37206	BANK OF AMERICA P. O. BOX 650070 DALLAS, TX 75265-0070	072-16-4G-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Soupios and Kathrine Anne Soupios, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, and being Unit No. A, of the 1505 Corder Commons, a Townhouse Planned Unit Development, as established in Master Deed of record at Instrument No. 20180326-0028204, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property, and Plat of record as Exhibit "B" of said Master Deed in Instrument No. 20180326-0028204, and By-Laws set out as Exhibit "D" of said Master Deed, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Keith Thompson by Warranty deed from Beverly K. Threadgill, an unmarried person of record in Instrument No. 20070328-0037129 Register's Office for Davidson County, Tennessee, dated March 26, 2007 and recorded on March 28, 2007.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Keith Thompson, an unmarried man of record in Instrument No. 20180216-0015384 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 16, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1505A Corder Drive, Nashville, TN 37206

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, their heirs and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of April, 2019.

Jackson Valley Land Partners, LLC

By: Taylor Grills, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Taylor Grills, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Agent of Jackson Valley Land Partners, LLC, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of April, 2019.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

