Karen Johnson Davidson County
Batch# 240045 DEEDWARR
06/06/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190606-0054324

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1031

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners LLC 2008 Sheridan Road Nashville, TN 37206	Simmons Bank, ISAOA/ATIMA 291 East Main Street Hendersonville, TN 37075	072-16-0-286.00

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,

Shannon Leigh Haslam NKA Shannon Leigh Sullivan and husband, Ryan Sullivan

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

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 80 feet on the South side of Sheridan Road and runs back between lines 168.3 feet on the Easterly line and 169.3 feet on the Westerly line to a dead line on which it measures 80 feet.

Being the same property conveyed to Billy Ray Blackburn and wife, Sue Erwin Blackburn by Warranty deed from Charles C. Beatty and wife, Esther Beatty, recorded on the 8th day of August, 1958 in Book 2799, Page 389, in the Register's Office of Davidson County, Tennessee. Sue Erwin Blackburn having predeceased Billy Ray Blackburn. . David R. Blackburn as executor of the estate of Billy Ray Blackburn has the full power to sell and convey subject property without joinder of any beneficiary as set out in docket number 10p-56, filed in the seventh circuit court of Davidson county, Tennessee, probate division.
Being the same property conveyed to Shannon Leigh Haslam, a single woman by Warranty deed from Estate of Billy Ray Blackburn of record in Instrument No. 20100405-0025297 Register's Office for Davidson County, Tennessee, dated April 1, 2010 and recorded on April 05, 2010.
Being the same property conveyed to Shannon Leigh Haslam, a single woman by Quitclaim deed from David R. Blackburn, executor and devisee; Larry K. Blackburn, Devisee, and Steven A. Blackburn, Devisee, of the Estate of Billy Ray Blackburn of record in Instrument No. 201001816-0064514 Register's Office for Davidson County, Tennessee, dated August 06, 2010 and recorded on August 16, 2010. Shannon Leigh Haslam having since married and is now known as Shannon Leigh Sullivan. Ryan Sullivan hereby joins in the execution of this deed to convey any an all marital rights he may have.

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: 2008 Sheridan Road, 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 3rd day of June, 2019.

Shannon Leigh Sullivan

Ryan Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shannon Leigh Sullivan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2019.

Notary Public
My Commission Expires: 11/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Sullivan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee this 3rd day of June, 2019.

Abdul Kareem Mohammed
Notary Public
My Commission Expires: 7/9/2022

ABDULKAREEM MOHAMMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY