Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1847

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of August, 2019

Notary Public

Commission Expires: 3/7/23

Karen Johnson Davidson County
Batch# 274987 DEEDWARR
08/22/2019 09:07:20 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63

20190822-0084313

Address of New Owner	Send Tax Bills To:	Map & Parcel
Trevor Shannon and Christine Shannon 1927 B Berkshire Drive Nashville, TN 37216	new owners	072-12-0L-002.00-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

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

Trevor W. Shannon and Christine R. Shannon, 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:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 1927 Berkshire Drive Cottages, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1927 Berkshire Drive Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181113-0111986, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Braznell Garrison and wife, Wilma Raye Garrison by Warranty deed from Willie C. Garrison, a widow of record in Book 4354, page 450 Register's Office for Davidson County , Tennessee, dated July 30, 1969 and recorded on July 31, 1969.

Being a portion of the same property conveyed to Wilma Raye Garrison by Quitclaim deed from Braznell Garrison of record in Instrument No. 20130102-0000360 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 02, 2013.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by General Warranty deed from Wilma Raye Garrison of record in Instrument No. 20181019-0104007 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 19, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-19-1927B

This is improved property known as: 1927 B Berkshire Drive, Nashville, TN 37216

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 16th day of August, 2019.

Jackson Valley Land Partners LLC

By: _____
Douglas L. Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, 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 Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of August, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

_____
Notary Public
My Commission Expires: 5-23-23