Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2712

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00

Janderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of November, 2019

Notary Public

Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher Coulter and Brenda Coulter 2004 Sheridan Road Nashville, TN 37206	NEW OWNER	P/O 072-16-0-285.00

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,

Jackson Valley Land Partners, LLC, a Tennessee limited liability company

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

Brenda Melendez Coulter and Christopher Bernard Coulter, wife and husband.

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 A of 2004 Sheridan Cottages, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 2004 Sheridan Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20190130-0009067, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being a portion of the same property conveyed to Robert Emmett O'Rourke, III and Kerry Anne O'Rourke, husband and wife by Warranty Deed from Carrie A. Nalls, unmarried, of record in Instrument No. 20131223-0129150, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Warranty deed from Robert Emmett O'Rourke, III and Kerry Anne O'Rourke, husband and wife of record in Instrument No. 20181213-0121303 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 13, 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: 2004 Sheridan Road, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 314054 DEEDWARR
11/12/2019 09:33:20 AM 2 pgs
Fees: $13.00 Taxes: $2,101.60
20191112-0116136

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 5th day of November, 2019.

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

By: Douglas Schenkel, President

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 President of Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of November, 2019.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23