Karen Johnson Davidson County
Batch# 363004 DEEDWARR
02/25/2020 02:39:36 PM 2 pgs
Fees: $13.00 Taxes: $2,208.90
20200225-0021041

**Prepared By ~~& Return To:~~**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0386

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2020

Notary Public

Commission Expires: 5-2-22

A C HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Ryan Littman and Silvia Garza-Littman<br>1525 Dugger Drive<br>Nashville, TN 37206 | Quicken Loans<br>1050 Woodward Ave<br>Detroit, MI 48226-1906 | 072-16-2D-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 Tennessee Limited Liability Company**

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

**Ryan Littman and Silvia Garza-Littman, 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 No. 1525 on the Plan of Dugger Drive Cottages, as shown on Exhibit "B" of Dugger Drive Cottages, A Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20190509-0043813, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to New Level LLC, A Tennessee Limited Liability Company, by Warranty Deed from Vicki Culbertson Glass, unmarried, of record in Instrument No. 20170508-0045321 Register's Office for Davidson County, Tennessee, dated May 03, 2017 and recorded on May 08, 2017.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from New Level, LLC ,a Tennessee Limited Liability Company, of record in Instrument No. 20190430-0039860 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

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: 1525 Dugger Drive, Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-PR20-1525

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 21st day of February, 2020.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

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 Sold 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 21st day of February, 2020

_____
Notary Public
My Commission Expires: 6-23-23

(Notary Seal)

