Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0971

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of March, 2020

Notary Public

Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 380766 **DEEDWARR**
04/02/2020 09:39:35 AM 2 pgs
Fees: $13.00 Taxes: $2,097.80

20200402-0035318

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Andereck and Megan Andereck 2100 McKennie Avenue Nashville, TN 37206	NEW OWNER	083-03-1-001.00

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

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

Jonathan William Andereck and Megan Andereck, 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:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 2100 of 2100 MCKENNIE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , a Horizontal Property Regime, of record in Instrument Number/Book and Page , in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Kathleen Cothern, by Warranty Deed from James Cothern, Richard Cothern, Wesley Cothern, Sharon C. Becker, Dennis Cothern, Susan C. Pate, Dorothy Cothern, and Henry Piper Cothern, Jr., of record in Book 10026, Page 837, in the Register's Office of Davidson County, Tennessee, dated April 24, 1996 and recorded on April 25, 1996.

Being part of the same property conveyed to Kathleen H. Cothern, by Quitclaim Deed from James H. Cothern, Dorothy J. Cothern, Richard L. Cothern, Henry Piper Cothern, Jr., Susan L. Cothern Pate, Sharon A. Cothern Becker, Dennis Q. Cothern, and Wesley V. Cothern, of record in Book 10770, page 102, in the Register's Office of Davidson County, Tennessee, dated January 22, 1998 and recorded on January 27, 1998.

Being part of the same property conveyed to Christopher Cordale Hibdon and Cristin Niki Hibdon, as tenants in common, by Executor's Deed from Dennis Cothern, as Executor of the Estate of Kathleen Cothern, of record in Instrument No. 20190225-0017028, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019.

Being part of the same property conveyed to Jackson Valley Land Partners, LLC, by Warranty Deed from Christopher Cordale Hibdon and Cristin Niki Hibdon, as tenants in common, of record in Instrument No. 20190807-0078378, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019 and recorded on August 7, 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: 2100 McKennie Avenue, 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 27th day of March, 2020.

Jackson Valley Land Partners, LLC

By: _____
Douglas 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 27th day of March, 2020.



(Notary Seal)

_____
Notary Public
My Commission Expires: _____