Karen Johnson Davidson County
Batch# 389340 DEEDWARR
04/21/2020 01:14:18 PM 2 pgs
Fees: $13.00 Taxes: $2,195.95
20200421-0041825

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0707

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2020

Notary Public

Commission Expires: 9/6/2021

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Clenney Revocable Trust 2102 McKennie Avenue Nashville, TN 37206	NEW OWNER	083-03-1N-0-02.00

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

Thomas A. Clenney, Trustee for Thomas Clenney Revocable Trust

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 condominium located in Davidson County, Tennessee, being Unit No. 2102 of 2100 McKennie Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing 2100 McKennie Cottages of record in Instrument Number 20190816-0082428, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Henry P. Cothern Sr. and wife, Anna E. Cothern by Installment Deed from Albert Searcy, (widower) of record in Book 3247, Page 579, Register's Office for Davidson County, Tennessee, dated June 07, 1961 and recorded on June 13, 1961.

Being a portion of the same property conveyed to Kathleen Cothern, a life estate 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., devisees under the Will of Anna N. Cothern of record in Book 10026, Page 837, Register's Office for Davidson County, Tennessee, dated April 24, 1996 and recorded on April 25, 1996.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRC-20-2102

Being a portion 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, and Wesley V. Cothern of record in Book 10770, Page 102, Register's Office for Davidson County, Tennessee, dated January 22, 1998 and recorded on January 27, 1998.

Being a portion 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 Kathleen Cothern of record in Instrument No. 20190225-0017028, Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019.

Being a portion 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, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 07, 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: 2102 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 15th day of April, 2020.

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 Dole 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 15th day of April, 2020.

_____
Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)