Karen Johnson Davidson County
Batch# 412349 DEEDWARR
06/09/2020 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200609-0059005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson Valley Land Partners	New Owner	Parcel ID: 073-13-0-139.00
(NAME) 1515 Rosebank Ave.	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rhonda Faye Goss, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jackson Valley Land Partners, LLC, A Tennessee Limited Liability Company,** 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:

Lot 40, PLAN OF MAILAN HEIGHTS, as shown on plat of record in Plat Book 1835, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot NO. 40 fronts 72 feet on the easterly side of Rosebank Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Michael V. Johnson by Warranty Deed from Clyde B. Reasonover and wife, Virginia M. Reasonover of record in Book 7971, Page 106, in the Register's Office of Davidson County, Tennessee, dated October 27, 1989 and recorded October 30, 1989.

Being the same property conveyed to Linda Faye Johnson by Last Will and Testament of record in Probate Docket No. 09P1370 in the Circuit Court of Davidson County, Tennessee and by Affidavit of Inheritance of record in Instrument No. 20100219-0013002, in the Register's Office of Davidson County, Tennessee, dated January 20, 2010 and recorded February 29, 2010.

Being the same property conveyed to Rhonda Faye Goss by Last Will and Testament of Linda Faye Johnson in Probate Docket No. 10P1633 in the Circuit Court of Davidson County, Tennessee dated October 27, 2010 and recorded October 29, 2010.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1515 Rosebank Ave., 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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of May, 2020

Rhonda Faye Goss

Rhonda Faye Goss

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rhonda Faye Goss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022