Karen Johnson Davidson County
Batch# 465593 DEEDWARR
08/27/2020 02:40:30 PM 2 pgs
Fees: $13.00 Taxes: $2,271.80
20200827-0097480

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2278

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of July, 2020

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Johnathan Patty and Kelly Thayer 2310 Sheridan Road Unit A Nashville, TN 37206	Loandepot.com 4800 N. Scottsdale Rd ~~Ste 3800~~ Scottsdale, AZ 85251	072-16-4L-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

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

Jonathan Patty and Kelly Patty 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. A, 2310 Sheridan Cottages, a Townhouse Planned Unit development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for 2310 Sheridan Cottages, a Townhouse Planned Unit development, as Exhibit "B", of record in Instrument Number 20191126-0122230, 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 Than Thy and Norn Nov, wife and husband Khorn Than and Sukhom Thy, joint tenants with rights of survivorship by Warranty deed from Joel A. Norton of record in Instrument No. 20101206-0096931 Register's Office for Davidson County, Tennessee, dated November 30, 2010 and recorded on December 06, 2010.

Being a portion of the same property conveyed to Jackson Valley Land Partners by Warranty deed from Than Thy and Norn Nov, wife and husband, Khorn Than, unmarried woman and Sukhom Thy, unmarried woman, joint tenants with rights of survivorship of record in Instrument No. 20191114-0117544 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 14, 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: 2310 Sheridan Road Unit A, 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 22nd day of July, 2020.

Jackson Valley Land Partners

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 ~~XXXXXXXX~~ **, 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.

** Douglas Schenkel

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 2020.

_____
Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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

_____
Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

_____
Lauren Reynolds
My Commission Expires: 10/17/22

WARRANTY DEED