Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jackson Valley Land Partners, LLC
6121 Nolensville Pike
Nashville, TN 37211

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel:
072-16-0-288.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SYLVIA J. WESTMORELAND, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **JACKSON VALLEY LAND PARTNERS, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 24 on the Map of Part Two, Porter Heights, as of record in Book 1424, page 79, Register's Office for said County.
>
> Said Lot No. 24 fronts 80 feet on the southerly side of Sheridan Road, and runs back 166.4 feet on the easterly line and 167.3 feet on the westerly line, to a dead line in the rear, measuring 80 feet thereon.
>
> Being the same property conveyed to Gerald T. Westmoreland and wife, Sylvia J. Westmoreland, by deed from Robert M Durham and wife, Peggy M. Durham, dated May 21, 1968, appearing of record in Book 4238, page 248, of the Register's Office of Davidson County, Tennessee. Gerald T. Westmoreland having since died on December 27, 2018 leaving Sylvia J. Westmoreland as sole heir by the entirety.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Plat Book 1424, page 79; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JACKSON VALLEY LAND PARTNERS, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 485764 DEEDWARR
09/29/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200929-0112147

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of September, 2020.

Sylvia J. Westmoreland

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Sylvia J. Westmoreland and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 25th day of September, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 25th day of September, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021