Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3785

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of December, 2020

Notary Public

Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Garrett, III and Hannah Garrett 1510 Dugger Drive Unit A Nashville, TN 37206	Wells Fargo Bank NA 6200 Park Ave Des Moines, IA 50321	072-16-4O-001.00-CO

Karen Johnson Davidson County
Batch# 534542 DEEDWARR
12/15/2020 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20201215-0147640

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, a Tennessee Limited Liability Company

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

Hannah Garrett and Joseph Garrett, III, wife and husband

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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1510 Dugger Drive Cottages, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200305-0024925 and being shown on Plat attached thereto as Exhibit "B", 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 Robert F. Brown by Warranty deed from Larry W. Reese and wife, Connie Reese of record in Book 8955, page 480, Register's Office for Davidson County, Tennessee, dated May 19, 1993 and recorded on May 21, 1993.
Being a portion of the same property conveyed to Robert F. Brown by Quitclaim deed from Charlene Denise Cooper-Brown of record in Book 10956, page 669, Register's Office for Davidson County, Tennessee, dated April 04, 1998 and recorded on June 02, 1999.
Being a portion of the same property conveyed to Jackson Valley Land Partners LLC, a Tennessee limited liability company by Warranty deed from Robert F. Brown, an unmarried man of record in Instrument No. 20200224-0019820 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 24, 2020.

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: 1510 Dugger Drive 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 used, 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 12th day of December, 2020.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

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 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 12th day of December, 2020.

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

(Notary Seal)

