Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2523

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 620724 DEEDWARR
04/22/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210422-0054167

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lauren Cary Brown and Joseph A. Mallette 1515 Rosebank Avenue Lot A Nashville, TN 37206	New Owner	073-13-0X-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, 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

Lauren Cary Brown, an unmarried woman and Joseph A. Mallette, an unmarried man, tenants in common with full rights of surviorship

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 1515 Rosebank Cottages a Townhouse Planned Unit Development, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200617-0062502 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 Michael V. Johnson, married by Warranty Deed from Clyde B. Reasonover and wife, Virginia M. Reasonover of record in Book 7971, Page 106 Register's Office for Davidson County , Tennessee, dated October 27, 1989 and recorded on October 30, 1989.
Michael Van Johnson died January 6, 2009, his estate was administered through Davidson County Probate Court, Docket No. 09P-1370. A certified copy of his Last Will and Testament was attached to the Affidavit of Inheritance, recorded in Instrument No. 20100219-0013002, Register's Office for Davidson County , Tennessee.
Linda Faye Johnson died October 14, 2010, her estate being administered through Davidson County Probate Court, Docket No. 10P1633.
Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Warranty Deed from Rhonda Faye Goss, unmarried of record in Instrument No. 20200609-0059005 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 09, 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: 1515 Rosebank Avenue Lot 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 16th day of April, 2021.

Jackson Valley Land Partners, LLC, a Tennessee limited liability company

Douglas Schenkel, Sole Member

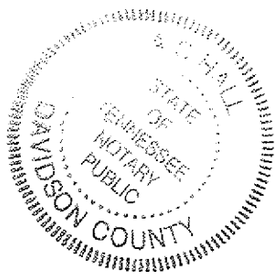
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 16th day of April, 2021.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



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