Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0270

Karen Johnson Davidson County
Batch# 649317 DEEDWARR
06/04/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210604-0074970

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 909 Beechmont Place Nashville, TN 37206	← new owners 6121 Nolensville Pk. Nashville, TN 37211	083-08-0-005.00

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, **Gary W. Temple, Successor Conservator for Allen Doucette, unmarried and Eva M. Brewer, married**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jackson Valley Land Partners, LLC
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 Lot No. 16 on the Map of Roselawn, as of record in Book 2133, Page 1, Register's Office for said County.

SAID Lot No. 16 fronts 69 feet on the easterly side of Beechmont Place, and runs back between lines 196.2 feet on the northerly line and 151.6 feet on the southerly line to a dead line in the rear, on which it measures 114 feet.

BEING the same property conveyed to Eva M. Brewer, a 25% ownership interest, and Allen Doucette, with a right of survivorship to Eva M. Brewer, a 75% ownership interest, by Quitclaim Deed from Eva M. Brewer, Personal Representative for the Estate of Randall Doucette, and as heir to the Estate of Randall Doucette, and Allen Doucette, Co-Owner and heir to the Estate of Randall Doucette, dated 11/2/2007 and recorded 11/7/2007 in Instrument Number 20071107-0131539, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the grantor's spouse.

Affidavit of Heirship of record in Instrument No. 20210604007496 9egister's Office for Davidson County, Tennessee.

Order to Appoint Gary W. Temple as Successor Conservator for Conservatorship of Allen J. Doucette filed 12/28/2020 in Docket No.07P-0677, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

Order Approving Proposed Contract for Sale of Respondent's Real Property, filed May 27, 2021 in Docket No.07P-0677, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

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: 909 Beechmont Place 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 28th day of May, 2021.

Gary W. Temple, Successor Conservator for Allen Doucette

Eva M. Brewer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gary W. Temple, Successor Conservator for Allen Doucette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th day of May, 2021.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public at Large
My commission expires: 8.20.24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eva M. Brewer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of May, 2021.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public
My Commission Expires: 8.20.24

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.

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

Notary's Signature

My Commission Expires: 12/15/2021