(1)

Karen Johnson Davidson County
Batch# 689707 DEEDWARR
08/04/2021 10:04:48 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20210804-0104643

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2046

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of August, 2021

Notary Public

Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julian Chin and Stephanie Eid 1512 Hayden Drive Nashville, TN 37206	Fairway Independent Mort P.O. Box 117298 Carrollton, TX 75011	072-16-4P-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

Julian Chin and Stephanie Eid, 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 A, 1512 Hayden Drive Cottages, a Townhouse Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions for 1512 Hayden Drive Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200402-0035714, 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 Jeffery S. Miller and Julie E. Miller by Warranty deed from Dorothy P. Lovell of record in Instrument No. 20120927-0088117 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 27, 2012.

Being a portion of the same property conveyed to Jackson Valley Land Partners by Warranty Deed from Jeffery S. Miller and Julie E. Miller of record in Instrument No. 20200324-0031752 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 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: 1512 Hayden Drive, 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 2nd day of August, 2021.

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 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 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 2nd day of August, 2021.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

_____
Notary Public
My Commission Expires: 5-23-23

WARRANTY DEED