WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackson Valley Land Partners, a Tennessee limited liability company	Jackson Valley Land Partners, a Tennessee limited liability company	07216026100
(NAME)	(NAME)	
6121 Nolensville Pike	6121 Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jeffrey Breedlove, Executor of The Estate of Melvin Lee Breedlove, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jackson Valley Land Partners, a Tennessee limited liability company, 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. 37 on the Map of Dugger Heights, as of record in Book 1424, page 102, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvin L. Breedlove and wife, Donna S. Breedlove, from Stanley B. Williams and wife, Kimberly M. Williams, by Deed dated January 27, 1994 and as of record in Book 9233, page 497, said Register's Office. The said Donna S. Breedlove having since died August 11, 2012 leaving the subject property vested in Melvin L. Breedlove as the surviving tenant by the entirety. The said Melvin L. Breedlove having since died testate February 24, 2021. Pursuant to the Last Will and Testament of Melvin Lee Breedlove, probated under Docket No. 21P703, Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee, Davidson County, Letters Testamentary were issued to Jeffrey Breedlove. Said Will empowers Jeffrey Breedlove, as Executor to convey the subject property.

Subject to any and all easements and minimum building setback lines of record.

Subject to any and all matters and notes on plat of record in Plat Book 1424, Page 102, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 1504 Dugger Dr., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 697687 DEEDWARR
08/16/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20210816-0110082

thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this 27th day of July, 2021.

THE ESTATE OF MELVIN LEE BREEDLOVE

By: _____
Jeffrey Breedlove, Executor

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey Breedlove as Executor of The Estate of Melvin Lee Breedlove, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28 of July, 2021.

_____
Notary Public
My commission expires: 4/9/2022

JEFF HERGESHEIMER
Notary Public - California
Los Angeles County
Commission # 2262437
My Comm. Expires Nov 9, 2022

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/27/21.

Affiant Signature

8/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/21.

Notary's Signature

My Commission Expires:

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