Karen Johnson Davidson County
Batch# 704673 DEEDWARR
08/25/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20210825-0114969

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of August, 2021

Notary Public

Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clinton Sprinkle and Heather Allison Derrick 1510 Hayden Drive Nashville, TN 37206	CapStar Bank 2002 Richard Jones Rd. Ste. 300A Nashville, TN 37215	P/O M-P 072-16-0-210.00 n/k/a M-P 072-16-4P- 002.00-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

Clinton Sprinkle, a single man and Heather Allison Derrick, a single woman, as tenants in common with the right 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 B on the plan of 1512 Hayden Drive Cottages, a Townhouse Planned Unit Development, as shown on Exhibit "B" to 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) Matters shown on the Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee.; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200402-0035714, Register's Office for Davidson County, Tennessee; (3) Rights of others in and to the use of the common areas/elements; and (4) Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1510 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 24th day of August, 2021.

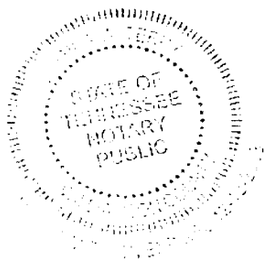
Jackson Valley Land Partners

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 24th day of August, 2021.



_____
Notary Public
My Commission Expires: _____

(Notary Seal)

True Copy Certification

I, Wesley D. Turner, 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 August 24, 2021.

Affiant Signature

Date: 8/24/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

