Karen Johnson Davidson County
Batch# 710972 DEEDWARR
09/07/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,334.21
20210907-0119618

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,597.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company 2704 Mailan Dr. Nashville, TN 37206	6121 Nolensville Pike Nashville TN 37211	073-13-0-113

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott A. Martin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Mailan Heights of record in Book 1835, Page 90, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Shay Z. Martin and husband, Scott Martin by Warranty Deed from Mary Yvonne Pinkerton, unmarried, dated 07/10/2009 and recorded 07/15/2009, of record in Instrument 200907150066241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shay Z. Martin by Quitclaim Deed from Scott A. Martin, dated 12/31/2012 and recorded 01/03/2013, of record in Instrument 201301030000933, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott A. Martin by Warranty Deed from Shay Z. Martin, dated 03/29/2013 and recorded 04/08/2013, of record in Instrument 201304080034584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2704 Mailan Dr., 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 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/our hand(s) this the 31st day of August, 2021.

Scott A. Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott A. Martin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

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 9/3/21.

Affiant Signature

9/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/21.

Notary's Signature

My Commission Expires:

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