Karen Johnson Davidson County
Batch# 729370 DEEDWARR
10/04/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20211004-0133153

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of September, 2021

Notary Public

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Alexander Nickerson and Lauren Eusebia Nickerson 2102 B Sheridan Road Nashville, TN 37206	New Owners	072-16-4R-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, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAUREN EUSEBIA NICKERSON AND SCOTT ALEXANDER NICKERSON, WIFE AND HUSBAND

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 2102 Sheridan Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2102 Sheridan Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201113-0133800, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Gerald T. Westmoreland, and wife, Sylvia J. Westmoreland by Warranty deed from Robert M. Durham and wife, Peggy M. Durham of record in Book 4238, page 248, Register's Office for Davidson County, Tennessee, dated May 21, 1968 and recorded on May 27, 1968.
The said Gerald T. Westmoreland is now deceased, having died on or before December 27, 2018 leaving Sylvia J. Westmoreland as surviving tenant by the entirety.
Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Sylvia J. Westmoreland, unmarried of record in Instrument No. 20200929-0112147 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 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: 2102 B Sheridan Road, 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 29th day of September, 2021.

Jackson Valley Land Partners, LLC

By: _____
Douglas L. 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, LLC, 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 29th day of September, 2021.



_____
Notary Public
My Commission Expires: _____

(Notary Seal)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **September 29, 2021** (date of document).

Affiant Signature

September 29, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29** day of **September**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024