WARRANTY DEED

Karen Johnson Davidson County
Batch# 866895 DEEDWARR
06/03/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220603-0064066

File No. BC-22-2376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Valley Land Partners, LLC	New Owner	
(NAME)	(NAME)	
1530-A Straightway Avenue	1604 Christiansted Ln.	072-14-0-216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Todd A. Plambeck and Sara T. Plambeck, husand and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Valley Land Partners, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Map of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, as of record in Plat Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd A. Plambeck and Sara T. Plambeck, husband and wife by Warranty deed from Mooretown Properties, LLC, a Tennessee limited liability company and Jodi P. O'Hara, Married of record in Instrument No. 20151008-0102944 Register's Office for Davidson County, Tennessee, dated October 05, 2015 and recorded on October 08, 2015.

This is property more commonly known as 1530-A Straightway Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 13th day of May, 2022.

Todd A. Plambeck

Sara T. Plambeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2022, before me personally appeared Todd A. Plambeck and Sara T. Plambeck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2022.

Notary Signature
My commission expires:

01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **May 13, 2022**.

Affiant Signature

May 13, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

13th day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

