Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2061

STATE OF TENNESSEE
COUNTY OF Williamson

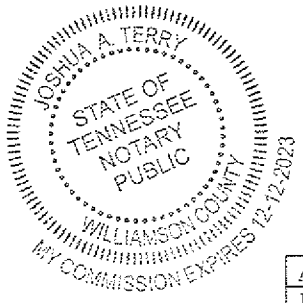
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of May, 2022

Notary Public

Commission Expires: _____



Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 915 31st Avenue North A&B Nashville, TN 37209	F&M Bank 2081 Wilma Rudolph Boulevard Clarksville, TN 37040	092-05-0-233.00

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,

Joshua W. Scurlock, a married man,

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

Jackson Valley Land Partners, LLC

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. 13 and 14, Block 27, on the Plan of Fisk University Place Subdivision of record in Plat Book 421, Page 4, 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 the same property conveyed to Joshua W. Scurlock, a single man by Warranty Deed from US Department of Housing and Urban Development of record in Instrument No. 20180207-0012356 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on February 7, 2018.

This propety has never been a primary residence of the grantor or his spouse.

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: 915 31st Avenue North A&B, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 869312 DEEDWARR
06/10/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,530.88
20220610-0066029

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 20th day of May, 2022.

Joshua W. Scurlock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2022, before me personally appeared Joshua W. Scurlock, 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 20th day of May, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

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 5/20/22.

Affiant Signature

5/20/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/20/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON