Karen Johnson Davidson County
Batch# 885548 DEEDQC
07/07/2022 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220707-0078648

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 7 day of July, 2022.

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

Notary
Commission Expires:

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 915 31st Avenue North A&B Nashville, TN 37209	NEW OWNER	092-05-0-233.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Jackson Valley Land Partners, LLC**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Jackson Valley Land Partners, LLC,** 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:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT

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. (Value of consideration shown in aforementioned deed $106,500.00.)

Being the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Joshua W. Scurlock, a married man, dated May 20, 2022 and recorded on June 10, 2022 in Instrument No. 20220610-0066029, said Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 915 31st Avenue North A & B Nashville, TN 37209.

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 7 day of July, 2022.

Jackson Valley Land Partners, LLC

BY: Douglas Schenkel

ITS: Member

State of Tennessee)
County of Williamson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Schenkel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of July, 2022.

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

Notary Public
My Commission Expires: _____

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 7/7/22.

Affiant Signature

7/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/7/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON