Karen Johnson Davidson County
Batch# 890076 DEEDWARR
07/18/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,474.30
20220718-0081864

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2621

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $939,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2022

Notary Public

Commission Expires: 9-6-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amber Pulliza and Frank Pulliza 1700 Sherwood Lane #B Nashville, TN 37216	New Owner	072-15-2P-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

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

FRANK PULLIZA AND AMBER PULLIZA, HUSBAND AND WIFE

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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1700 Sherwood Cottages, a Horizontal Property Regime With Private Elements of record as Instrument No.20210225-0024301 being shown on Plat attached thereto as Exhibit "B", 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 James T. Alderman and wife, Margaret Kee Alderman by Deed deed from Castleman Construction Company, a Tennessee corporation of record in Book 103, page 494, Register's Office for Davidson County, Tennessee, dated October 26, 1962 and recorded on October 26, 1962.

Being the same property conveyed to Margaet Lee Alderman by QuitClaim deed from James T. Alderman of record in Instrument No. 20040803-0093030 and Scrivener's Affidavit of Correction is recorded on December 18, 2020 of record in Instrument No. 202012180150184, Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on August 03, 2004.

Being the same property conveyed to Jackson Valley Land Partners by Warranty deed from Karen Tomlin, Executrix of the Estate of Margaret Lee Alderman of record in Instrument No. 20201221-0151441 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 21, 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: 1700 Sherwood Lane #B, Nashville, TN 37216

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 15th day of ~~June,~~ July 2022.

Jackson Valley Land Partners

By: _____
Douglas 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, at office, this 15th day of ~~June,~~ July 2022.

_____
~~Notary~~ Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-15-22.

Affiant Signature

7-18-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY