Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 904075 DEEDWARR
08/16/2022 11:16:23 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20220816-0092722

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3808

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Marli Balty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2022

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Commission Expires: _____

My Commission Expires Nov. 22, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nghiem Uy Le and Tien Gia Le 909 Beechmont Place A Nashville, TN 37206	New Owner	083-07-2G-001.00-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

Nghiem Uy Le, an unmarried man, and Tien Gia Le, an unmarried man, as joint tenants with right of survivorship

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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 909 Beechmont Cottages, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210629-0088236 and 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 a portion of the same property conveyed to Joseph B. Doucette and wife, Pauline C. Doucette, by Warranty Deed from James S. Jones and Charles R. Land of record in Book 2105, Page 576, Register's Office for Davidson County, Tennessee, dated January 1, 1953 and recorded on January 1, 1953. Said Joseph B. Doucette became deceased on January 31, 1998, vesting Pauline C. Doucette as surviving tenant. Said Pauline C. Doucette became deceased on August 31, 1998. Reference is made to Probate of Record in the Seventh Circuit Court for Davidson County, TN under Docket No. 98P1511 in which the heirs of Pauline C. Doucette are Eva M. Brewer, Randall Doucette and Allen Doucette.

Being a portion of the same property conveyed to Randall Doucette and Allen Doucette by Quitclaim Deed from Eva M. Brewer, married, of record in Book 11538, Page 226, Register's Office for Davidson County, Tennessee, dated June 22, 1999 and recorded on June 22, 1999. Said Randall Doucette became deceased on April 18, 2007. Reference is made to the Affidavit of Heirship recorded on June 4, 2021 of record in Instrument No. 20210604-0074969, in the Register's Office for Davidson County, Tennessee that names his siblings, Eva Brewer and Allen Doucette.

Being a portion of the same property conveyed to Eva M. Brewer, her heirs and assigns, a 25% Ownership Interest, and unto Allen Doucette, with a right of survivorship, to Eva M. Brewer, a 75% Ownership Interest, pursuant to the laws of Intestate succession in the State of Tennessee as it applies to the Estate of Randall Doucette, by Quitclaim Deed from Eva M. Brewer, Personal Representative for the Estate of Randall Doucette (a copy of Letters of Administration is attached as Exhibit A), and as Heir to the Estate of Randall Doucette and Allen Doucette, Co-Owner and Heir to the Estate of Randall Doucette of record in Instrument No. 20071107-0131539, Register's Office for Davidson County, Tennessee, dated November 2, 2007 and recorded on November 7, 2007.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Gary W. Temple, Successor Conservator for Allen Doucette, unmarried, and Eva M. Brewer, married, of record in Instrument No. 20210604-0074970 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 4, 2021.

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: 909 Beechmont Place, A, 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 12th day of August, 2022.

Jackson Valley Land Partners, LLC

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 12th day of August, 2022.

_____
Notary Signature
My commission expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON