Karen Johnson Davidson County
Batch# 911636 DEEDWARR
09/01/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220901-0098684

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3830

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2022

Notary Public

Commission Expires: 11/08/2022

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Tanner and Erin Tanner 407 South 10th Street B Nashville, TN 37206	new owner	083-13-3D-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, LLC, a Tennessee limited liability company

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

Erin Tanner and Anthony Tanner, wife and husband.

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 on the Plan of 407 South 10th Street Cottages, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 407 South 10th Street Cottages, a Townhouse Planned Unit Development, of record in Instrument No. 20210312-0033530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Walter A. Keeler, Sr., by Warranty deed from Billy Vaughn, Co-Executor, for the Estate of Horace Keeler, Seventh Circuit Court for Davidson County, Probate Division, Docket No. 06P-1017, of record in Instrument No. 20061012-0126855 Register's Office for Davidson County, Tennessee, dated October 11, 2006 and recorded on October 12, 2006.

Being part of the same property conveyed to Rhonda R. (Crabtree) Meyers, Trustee by Quitclaim Deed from Walter Alex Keeler and within the same Deed, Rhonda R. (Crabtree) Meyers, Trustee conveyed her interest in the subject property to Walter Alex Keeler and son, Leonard Olice Keeler of record in Instrument No. 20190417-0035231 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 17, 2019. The said Walter Alex Keeler, aka Walter A. Keeler, Sr., died intestate on or about 12/30/2019, his one-half interest vested in Mattie Keeler, Tabetha Hostettler, Walter A. Keeler, Jr., Walter A. Keeler and Leonard Olice Keeler. Reference is made to the Affidavit of Heirship of record in instrument No. 20210119-0007936, RODCT.

Being part of the same property conveyed to Leonard Olice Keeler by Quitclaim deed from Mattie Keeler of record in Instrument No. 20201208-0142495 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on December 08, 2020.

Being part of the same property conveyed to Leonard Olice Keeler by Quitclaim deed from Tabetha Hostettler of record in Instrument No. 20201208-0142496 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on December 08, 2020.

Being part of the same property conveyed to Leonard Olice Keeler by Quitclaim deed from Walter A. Keeler, Jr. of record in Instrument No. 20201208-0142497 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on December 08, 2020.

Being part of the same property conveyed to Leonard Olice Keeler by QuitClaim deed from Walter A. Keeler of record in Instrument No. 20210119-0007937 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 19, 2021.
Being part of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Warranty deed from Leonard Olice Keeler, married of record in Instrument No. 20210226-0024562 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 26, 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: 407 South 10th Street, B, 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 31st day of August, 2022.

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

By: _____
Douglas L. Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas L. 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 and seal, at office in Brentwood, TN, this 31st day of August, 2022.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-23-23



Tennessee Certification of Electronic Document

I, Paul Soper, 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 8/31/22 (date of document).

Affiant Signature

8/31/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

