Karen Johnson Davidson County
Batch# 912426 DEEDWARR
09/02/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,304.10
20220902-0099404

Prepared By
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4105

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $893,000.00

Affiant

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

Notary Public

Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mike Leonard and Brenna Smith 909 Beechmont Place B Nashville, TN 37206	New Owner	083-07-2G-002.00

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,

Jackson Valley Land Partners, LLC

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

Michael Leonard and Brenna Smith, 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 No. B on the Plan of 909 Beechmont Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210629-0088236, 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 01, 1953 and recorded on January 01, 1953. (Value of consideration shown in aforementioned deed $1.00.) Said Joseph B. Doucette died on or about January 31, 1998, leaving Pauline Cole Doucette as the surviving tenant by the entirety. The said Pauline Cole Doucette died on or about August 31, 1998 leaving her children Randall Doucette, Eva M. Brewer and Allen Doucette as her only heirs.

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. (Value of consideration shown in aforementioned deed $26,633.32.) Said Randall Doucette died intestate on April 18, 2007, his estate being administered through Davidson County Probate Court, Docket No. 07P-683. He was survived by Eva Brewer and Allen Doucette, per Affidavit of Heirship recorded as Instrument No. 20210604-0074969, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Eva M. Brewer, her heirs and assigns, a 25% ownership interest, and unto Allen Doucett, 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, 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 02, 2007 and recorded on November 07, 2007. (Value of consideration shown in aforementioned deed $0.00.) Reference is made to the Order to Appoint Gary W. Temple as Successor Conservator for Conservatorship of Allen J. Doucette filed 12/28/20 in Docket No. 07P-0677, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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, 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

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Beth Cooper, 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 **August 31, 2022**.

Affiant Signature

August 31, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

31st day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

