Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4107

Karen Johnson Davidson County
Batch# 916399 DEEDWARR
09/14/2022 08:48:21 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220914-0102391

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2022

Notary Public

Commission Expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Crenshaw 405 B South 10th Street Nashville, TN 37206	Same as New Owner	083-13-3C-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

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

William B. Crenshaw, a single person

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, as established by Declaration of Covenants, Conditions and Restrictions for 405 South 10th Street Cottages, a Townhouse Planned Unit Development of record in Instrument No. 20201130-0138967 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 Doris Faye Phillips by Warranty Deed from Lillian Ruth King, unmarried, of record in Book 5521, Page 486, Register's Office for Davidson County, Tennessee, dated October 24, 1979 and recorded on October 29, 1989.

Being a portion of the same property conveyed to Wallace Matthew Reid, III by Quitclaim Deed from Estate of Doris Faye Phillips by Jane P. Wood and John P. Wood, Co-Administrators, of record in Instrument No. 20080506-0046401 Register's Office for Davidson County, Tennessee, dated May 2, 2008 and recorded on May06, 2008. Said Doris Faye Phillips became deceased on November 2, 2007 leaving Last Will and Testament filed for Probate in Docket No. 07P-1889, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Jane P. Wood and John P. Wood are named Co Administrators of the Estate of Doris Faye Phillips, deceased.

Being a portion of the same property conveyed to Wallace M. Reid, Jr. by Quitclaim Deed from Wallace Matthew Reid, III, of record in Instrument No. 20130207-0012723, Register's Office for Davidson County, Tennessee, dated February 6, 2013 and recorded on February 7, 2013.Wallace Reid, Jr. became deceased on September 26, 2019 leaving Last Will and Testament filed for Probate in Docket No. 20P422, Probate Court of Davidson County, Tennessee and in Instrument No. 20200508-0048210 in said Register's Office.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Wallace Matthew Reid, III, of record in Instrument No. 20201110-0132190 Register's Office for Davidson County, Tennessee, dated November 5, 2020 and recorded on November 10, 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: 405 B South 10th Street, 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 ~~8th~~ 7TH day of September, 2022.

Jackson Valley Land Partners, LLC

By: _____
Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, A.C. Martin of the state and county mentioned, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas Schenkel as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood, TN, this ~~8th~~ 12th day of September, 2022.

_____
Notary Signature

Printed Name: A.C. Martin

My commission expires: 5-16-26

