STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 921975 DEEDWARR
09/27/2022 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220927-0106925

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/16/2024
File No. G22-17141

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackson Valley Land Partners (NAME)	Jackson Valley Land Partners (NAME)	72-14-217
PO Box 686 (STREET ADDRESS)	PO Box 686 (STREET ADDRESS)	
Spring Hill, TN 37174 (CITY) (STATE) (ZIP)	Spring Hill, TN 37174 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jerry T. Lanham and wife, Pamela J. Lanham**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company**, 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 Lot No. 18 on the Plan of E.T. Brown's Subdivision of Lots Nos. 21 and 26, to Brownsville Subdivision of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Jerry T. Lanham and wife, Pamela J. Lanham by Deed dated June 10, 1994 from Robert P. Ausbrooks, Sr. and Lucy Ausbrooks, recorded June 13, 1994, in Book 9375, Page 896, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1532 Straightway Avenue, Lot 18, 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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of September, 2022.

Jerry T. Lanham

Jerry T. Lanham

Pamela J. Lanham

Pamela J. Lanham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared Jerry T. Lanham and Pamela J. Lanham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2022.

Preston D Matthews

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 9/21/2022.

Affiant Signature

9/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/23/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON