Karen Johnson Davidson County
Batch# 936944 DEEDWARR
11/02/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,413.25
20221102-0118391

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3816

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $922,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October, 2022

Notary Public

Commission Expires: 7/6/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monique Villa Capra andAndrew Eugene Capra 1700 Sherwood Lane A Nashville, TN 37216	New Owner	072-15-2P-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, a Tennessee Limited Liability Company

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

Monique Villa Capra and Andrew Eugene Capra, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1700 Sherwood Cottages, a Horizontal Property Regime With Private Elements of record as Instrument No.20210225-0024301 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 Jackson Valley Land Partners by Warranty Deed from Karen Tomlin, Executrix of the Estate of Margaret Lee Alderman, of record in Instrument No. 20201221-0151441 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 21, 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: 1700 Sherwood Lane, A, Nashville, TN 37216

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 27th day of October, 2022.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By: _____
Douglas Schenkel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams (notary) 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, 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 27th day of October, 2022.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 27, 2022**.

Affiant Signature

November 2, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

2nd day of **November**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024