Karen Johnson Davidson County
Batch# 958018 DEEDWARR
01/05/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230105-0000882

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2435

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of January, 2023

Notary Public

Commission Expires: JULY 24, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaitlyn Elizabeth Wilmer-Fierro and John Lukas Edwards 1504 A Dugger Drive Nashville, TN 37206	New Owner	072-16-4V-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

John Lukas Edwards, unmarried and Kaitlyn Wilmer-Fierro, unmarried, as tenants in common with right of survivorship

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, as established by Declaration of Covenants, Conditions and Restrictions for 1504 Dugger Drive Cottage, a Townhouse Planned Unit Development Elements of record as Instrument No. 20210901-0117758, 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 the same property conveyed to Melvin L. Breedlove and wife, Donna S. Breedlove by Warranty deed from Stanley B. Williams and wife, Kimberly M. Williams of record in Book 9233, page 497, Register's Office for Davidson County, Tennessee, dated January 27, 1994 and recorded on January 28, 1994. Value or consideration shown in aforementioned deed $62,900.00.) The said Donna Sue Breedlove died August 11, 2012, leaving Melvin L. Breedlove as the surviving tenant by the entirety. The said Melvin Lee Breedlove died February 24, 2021, his estate being administered through Davidson County Probate Court, under Docket No. 21P703.

Being the same property conveyed to Jackson Valley Land Partners, a Tennessee Limited Liability Company by Warranty deed from Jeffrey Breedlove, Executor of the Estate of Melvin Lee Breedlove of record in Instrument No. 20210816-0110082 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 16, 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: 1504 A Dugger Drive, 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 3rd day of January, 2023.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By: _____
Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned 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, at office, this 3rd day of January, 2023.

_____
Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3rd day of January, 2023

K. Thomas Sidwell
Date: 1/3/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of January, 2023

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

