Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-323

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Karen Johnson Davidson County
Batch# 971005 DEEDWARR
02/15/2023 10:11:13 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20230215-0010971

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of February, 2023

Notary Public

Commission Expires: 4/13/24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Johns and Brandon Johns 1504 B Dugger Drive Nashville, TN 37206	MW owner	072164V00200CO

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, a Tennessee Limited Liability Company

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

Brandon Johns and Sarah Johns, 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 B, 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 on or about August 11, 2012, leaving Melvin L. Breedlove as the surviving tenant by the entirety. Said Melvin L. Breedlove, aka Melvin Lee Breedlove, died on or about February 24, 2021. Reference is made to the last will and testament of Melvin Lee Breedlove admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P703, which names Jeffrey Breedlove Executor of the Estate of Melvin Lee Breedlove and empowers said Executor to convey the subject property.

Being a portion of 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. 20210916-0110082 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 16, 2022.

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 B 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 13th day of February, 2023.

Jackson Valley Land Partners, a Tennessee Limited Liability Company

By: _____
Douglas Schenkel, Sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Josh A. Terry of the state and county mentioned, personally appeared Douglas Schenkel, Sole member of Jackson Valley Land Partners, 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, Sole member of Jackson Valley Land Partners 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 Franklin, TN, this 13th day of February, 2023.

_____
Notary Signature

Printed Name: Josh A. Terry

My commission expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023