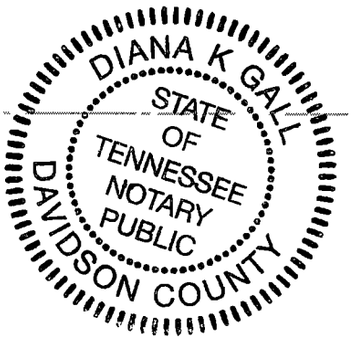
Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-816



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO
THIS 7th day of April, 2023

Notary Public

Commission Expires 9-6-26

Karen Johnson Davidson County
Batch# 989814 DEEDWARR
04/10/2023 10 47 16 AM 2 pgs
Fees $13 00 Taxes $3,330 00

20230410-0025641

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily K. Rose and Daniel J. Abrams 1523 Wayne Drive Unit A Nashville, TN 37206	Synovus Bank 800 Shades Creek Pkwy Birmingham, AL 35209	part of 072-16-0-200.00

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

Emily K Rose and Daniel J Abrams, Wife & 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 No. A, of 1523 Wayne Drive Cottages, a Townhouse Planned Unit Development as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1523 Wayne Drive Cottages, a Townhouse Planned Unit Development pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq, of record as Instrument No. 20220201-0011492, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband Thomas D. Heyse, a married man by Warranty deed from Jason Yeary and Brittany Gearheart, as tenants in common with right of survivorship of record in Instrument No. 20140804-0069585 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on August 04, 2014.

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband, by Quitclaim deed from Laura B. Heflin and James Weston Heflin, Wife and husband, and Thomas D. Heyse, married man, of record in Instrument No. 20150810-0079407 Register's Office for Davidson County, Tennessee, dated August 04, 2015 and recorded on August 10, 2015

Being part of the same property conveyed to Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company by Warranty deed from Laura B. Heflin and James Weston Heflin, wife and husband of record in Instrument No. 20210616-0081519 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 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: 1523 Wayne Drive, Unit A, 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 7th day of April, 2023.

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

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 of Jackson Valley Land Partners, LLC, 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 the Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas Schenkel of Jackson Valley Land Partners, LLC 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 7th day of April, 2023.

_____
Notary Signature

Printed Name: A.C. Martin

My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD