Karen Johnson Davidson County Batch# 1011072 DEEDWARR 06/05/2023 10:09:30 AM 3 pgs Fees: $18.00 Taxes: $1,376.40 20230605-0042291	State of Tennessee County of Montgomery The actual consideration or value, whichever is greater, for this transfer is **$372,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of MAY, 2023. Notary Public My commission expires: 10/16/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company	NEW OWNER	091-05-0-088.00.
PO Box 686		
Spring Hill, TN 37174		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES HOSALE, JR, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTOR 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:

Land in Davidson County, Tennessee, being Lot No. 30 and the southerly 3.8 feet of Lot No. 31 (erroneously stated as Lot No. 81 on prior deed), as shown on the map entitled Section Two, Moss-Wood Subdivision, of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot No. 30 and part of Lot No. 31, together front 55.2 feet on the easterly side of Waco Drive and extends back between lines 156.3 feet on the northerly line, and 150.8 feet on the southerly line, to a line in the rear on which it measures 58.4 feet, more or less. Being the same property conveyed to JAMES C. HOSALE, by deed from ENOS W. SMITH AND WIFE, EVELYN C. SMITH, of record in Book 5385, page 603, dated January 10, 1979, said Register's Office.

JAMES C. HOSALE conveyed said property to JANET M. HOSALE, by Quitclaim Deed of record in Book 10428, page 903, dated April 19, 1997, said Register's Office.

JANET M. HOSALE died intestate on or about January 4, 2011, leaving JAMES CLIFTON HOSALE, SR. AND JAMES HOSALE, JR., as her only Heirs-at-Law.

JAMES CLIFTON HOSALE, SR. died intestate on or about July 25, 2019, leaving JAMES HOSALE, JR., as his only Heirs-at-Law.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 618 Waco Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 25th day of MAY, 2023.

JAMES HOSALE, JR.

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES HOSALE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of MAY, 2023.

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 5/25/23.

Affiant Signature – Joshua A. Terry

5/30/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON