Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3709

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of September, 2023

Notary Public

Commission Expires: 10/11/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1052991 DEEDWARR
09/22/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20230922-0074646

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sanjiv Mehta 14500 Landis Lakes Drive Louisville, KY 40245	Sanjiv Mehta 14500 Landis Lakes Drive Louisville, KY 40245	072 14 0C 002.01

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

Sanjiv Mehta, a single man

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. B on the Plan of 1530 Straightway Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220609-0065780, 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 Todd A. Plambeck and Sara T. Plambeck, husband and wife by Warranty Deed from Mooretown Properties, LLC, a Tennessee limited liability company, and Jodi P. O'Hara, married, dated October 5, 2015 and recorded October 8, 2015 in Instrument No. 20151008-0102944, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Todd A. Plambeck and Sara T. Plambeck, husband and wife, dated May 13, 2022 and recorded June 3, 2022 in Instrument No. 20220603-0064066, Register's Office of Davidson County, Tennessee.

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: 1530 B Straightway Avenue, 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 20th day of September, 2023.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By: _____
Douglas L. Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Douglas Schenkel, Sole Member 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 Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas Schenkel, Sole Member 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 official seal at Brentwood, Tennessee this 20th day of September, 2023.

_____
Notary Public
My Commission Expires: 5-16-26



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 9/20/23.

Affiant Signature – Joshua A. Terry

9/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27