Karen Johnson Davidson County
Batch# 1058519 DEEDWARR
10/06/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231006-0078859

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1237

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of October, 2023

Notary Public

Commission Expires 05-21-2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Tyler Haitsma and Dayna Petkov 915 A 31st Avenue North Nashville, TN 37209	New Owner	092-05-0-364.00

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

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

John Tyler Haitsma and Dayna Aleece Petkov, 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 Lot No. 13, Block 27 on the Plan of Fisk University Place Subdivision of record in Plat Book 421, Page 4, 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 Joshua W Scurlock, a single man by Warranty Deed from US Department of Housing and Urban Development of record in Instrument No. 20180207-0012356 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on February 7, 2018.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Joshua W. Spurlock, a married man of record in Instrument No. 20220610-0066029 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on June 10, 2022.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Quitclaim Deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20220707-0078648 Register's Office for Davidson County, Tennessee, dated July 7, 2022 and recorded on July 7, 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: 915 A 31st Avenue North, 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 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 2nd day of October, 2023.

Jackson Valley Land Partners, LLC

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 L. 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 L. 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 seal, this 2nd day of October, 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

Certificate of Authenticity

I, Holly Lay, 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 October 2nd.

Date

Holly Lay

Affiant Signature

October 4, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY