Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4309

STATE OF TENNESSEE
COUNTY OF Williamson

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

Karen Johnson Davidson County
Batch # 1080061 DEEDWARR
12/08/2023 10:46:31 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20231208-0094891

Affiant

SUBSCRIBED AND SWORN
THIS 30th day of November, 2

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

Notary Public

Commission Expires: 5-16-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Silvio D. Cruz and Kelly M. Cruz 1532 Straightway Avenue, A Nashville, TN 37206	New Owner	072 14 0H 001.01

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

Silvio D. Cruz and Kelly M. Cruz, 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 No. A, on the plan of 1532 STRAIGHTWAY AVENUE COTTAGES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, 3 Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20221103-0118729, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

BEING a portion of the same property conveyed by Warranty Deed from Robert P. Ausbrooks, Sr., and Lucy Ausbrooks to Jerry T. Lanham and wife, Pamela J. Lanham, recorded June 13, 1994, as Book 9375 Page 896 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $4,000.00.

BEING a portion of the same property conveyed by Warranty Deed from Jerry T. Lanham and wife, Pamela J. Lanham to Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company, recorded September 27, 2022, as Instrument No. 20220927-0106925 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $380,000.00.

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: 1532 Straightway Avenue, 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 30th day of November, 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, A.C. Martin of the state and county mentioned, personally appeared Douglas L. Schenkel, Sole Member of Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company, 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, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Douglas L. Schenkel, Sole Member of Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company 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, this 30th day of November, 2023.

_____
Notary Signature

Printed Name: A.C. Martin

My commission expires: 5-16-26

