Karen Johnson Davidson County
Batch# 1081662 DEEDQC
12/13/2023 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231213-0096376

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

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP&PARCEL NO's
Douglas Schenkel P.O. Box 686 Spring Hill, TN 37174	OWNER	00-92-5-365.00

FOR AND IN CONSIDERATION of the sum of 0 dollars and no/100 ($0.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jackson Valley Land Partners, LLC** has this day bargained and sold, and do hereby transfer and convey unto **Douglas L. Schenkel, a married man** the Grantee(s) herein, their successors, heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 14, 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 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. Subject property having never been the primary residence of Jackson Valley Land Partners, LLC.

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This is improved property, known as: 915 B 31st Ave N. Nashville, TN 37209

Whenever 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 hand this 3rd day of December, 2023.

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 this 3rd day of December, 2023.

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC

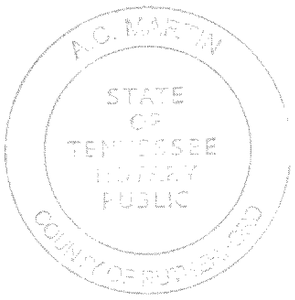
My Commission Expires: 5-16-26
Notary Public

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

Notary *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 12/3/2023.

Affiant Signature – Joshua A. Terry

12/13/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27