*** The purpose of this instrument is the UNCONSOLIDATION of one (1) parcel comprised of three (3) contiguous lots into three (3) separate lots to be assigned independent Parcel IDs.**

Karen Johnson Davidson County
Batch # 1102456 DEEDQC
02/20/2024 01:47:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011522

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

(No search performed. Deed and information set forth herein based upon that provided by the parties hereto.)

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me this the 19 day of February, 2024.

Notary Public

My Commission Expires: 07/07/27

NATASHA HAINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED OF UNCONSOLIDATION

ADDRESS OF NEW OWNER:

Jackson Valley Land Partners, LLC
P.O. Box 686
Spring Hill, TN 37174
Attn: Doug Schenkel

SEND TAX BILLS TO:

[SAME]

MAP/PARCEL NO.

Presently:

07111023800

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jackson Valley Land Partners, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Jackson Valley Land Partners, LLC**, a

Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) Nos. 218, 219 and 220, as shown on the map entitled the Plat of The Highland Land Companies Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company from Kimberly A. Rider, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20230919-0073266.

The purpose of this Quit Claim Deed of Unconsolidation is to unconsolidate one (1) parcel, bearing Parcel ID 07111023800 and comprised of three (3) contiguous lots into three (3) separately platted independent lots. It is the intention of Grantor and Grantee that upon said unconsolidation the three (3) lots each be assigned its own independent Parcel ID number.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2024 and subsequent years, not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

This property is **presently** commonly known as 1409 Pennock Avenue, Nashville, Tennessee 37207.

[*Notarized Signatures on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed of Unconsolidation to be executed as of the date set forth below.

GRANTOR:

JACKSON VALLEY LAND PARTNERS, LLC,
a Tennessee Limited Liability Company

By: _____
Doug Schenkel

Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doug Schenkel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Managing Member** of **Jackson Valley Land Partners, LLC** (the "Company"), a Tennessee limited liability company, the bargainor, and that he as such Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as such Officer.

Witness my hand and seal the 19 day of February, 2024.

_____
Notary Public

My Commission Expires: 07/07/27

NATASHA HAINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY