Karen Johnson Davidson County
Batch# 1161086 DEEDWARR
07/23/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240723-0055586

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3474

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of July, 2024

Notary Public

Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brendan Rucker Gillins and Erika Gillins 6210 Louisiana Avenue Nashville, TN 37209	New Owner	091-01-0Y-002.00-CO

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

Brendan Rucker Gillins and Erika Gillins, 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. 6210 on the Plan of 6210 Louisiana Avenue 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. 20230707-0051974, 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 part of the same property conveyed to Lucy Anne Hawkes by Warranty deed from Donald R. Parsley and wife, Mary E. Parsley of record in Book 10204, page 557, Register's Office for Davidson County, Tennessee, dated September 25, 1996 and recorded on September 26, 1996.

Being part of the same property conveyed to Jackson Valley Land Partners, LLC, a limited liability company, by Warranty Deed from Gary W. Temple, Esq. as Conservator for Lucy Anne Hawkes dated April 28, 2023 and recorded May 3, 2023 in Instrument No. 20230503-0032734, 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: 6210 Louisiana Avenue, 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 17th day of July, 2024.

Jackson Valley Land Partners, LLC

By: _____
Douglas Schenkel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williamson of the state and county mentioned, personally appeared Douglas L. Schenkel, Managing 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 Managing Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas L. Schenkel, Managing Member of Jackson Valley Land Partners, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 17th day of July, 2024.

_____
Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Linzie Hahn, 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 7/17/24.

Date

L Hahn

Affiant Signature

7/17/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17th day of July, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028