Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
300 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1178152
09/05/2024 11:11:19 AM
Fees: $13.00 Taxes: $2,867.50

Davidson County
DEEDWARR
2 pgs

20240905-0068347

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3862

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of August, 2024

Notary Public

Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Patrick Campbell and Mallory Michael 618 Waco Drive #A Nashville, TN 37209	New Owner	091-05-3M-001.00

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, a Tennessee Limited Liability Company

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

Mallory Michael and George Patrick Campbell, wife and husband,

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:

Being UNIT A of the 618 Waco Drive Townhomes, Final Plat, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 618 Waco Drive Townhomes recorded in Instrument No. 20230815-0063606, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed by Warranty Deed from Enos W. Smith and wife, Evelyn C. Smith to James C. Hosale, dated January 08, 1979 and recorded January 16, 1979, as Book 5385 Page 603 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $26,926.27.

BEING a portion of the same property conveyed by Quit Claim Deed from James C. Hosale to Janet M. Hosale, dated April 19, 1997 and recorded April 25, 1997, as Book 10428 Page 903 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. The said Janet M. Hosale died on January 4, 2011, leaving the said James C. Hosale, Sr. and James C. Hosale, Jr. the heirs at law. Reference is made to the affidavit of heirship for Janet M. Hosale, which names James C. Hosale, Sr. and James C. Hosale, Jr. as heirs, of record as Instrument No. 20230605-0042290 in Davidson County, Tennessee Register of Deeds. The said James C. Hosale, Sr. died intestate on July 25, 2019, leaving the said James C. Hosale, Jr. as his sole heir at law as evidenced in File No. 20P676, Probate Court Clerk's Office for Davidson County, Tennessee. Reference is made to the affidavit of heirship for James C. Hosale, Sr., naming James Cliff Hosale, Jr. as the sole heir, of record as Instrument No. 20230605-0042290 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Warranty Deed from James Hosale, Jr., a married man, to Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company, recorded June 5, 2023, as Instrument No. 20230605-0042291 in Davidson County, Tennessee Register of Deeds.

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: 618 Waco Drive #A, 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 29th day of August, 2024.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By: _____
Douglas L. Schenkel, Managing Memeber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, ~~Douglas Schenkel~~ Jaimie Horton (KS) of the state and county mentioned, personally appeared Douglas L. Schenkel, Managing Memeber of Jackson Valley Land Partners, 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 Memeber of Jackson Valley Land Partners, the within named bargainor, a Limited Liability Company, and that such Douglas L. Schenkel, Managing Memeber of Jackson Valley Land Partners as such Managing Memeber, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Memeber.

Witness my hand and seal, at office in Brentwood, this 29th day of August, 2024.

_____
Notary Signature

Printed Name: Jaimie Horton

My commission expires: 11/16/27

JAIMIE HORTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2027
COUNTY OF WILLIAMSON