Karen Johnson Davidson County
Batch# 1181228 DEEDWARR
09/13/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240913-0070578

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3961

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 12th day of September, 2024

Notary Public

Commission Expires: _____

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Dumblauskas and Allison Dumblauskas 618 Waco Drive, Unit B Nashville, TN 37209	NEW OWNER	091-05-3M-002.00

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

Matthew Dumblauskas and Allison Dumblauskas, 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. B on the Plan of 618 Waco Drive Townhomes, 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. 20230815-0063606, 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 James C. Hosale by Warranty Deed from Enos W. Smith and wife, Evelyn C. Smith of record in Book 5385, page 603, Register's Office for Davidson County, Tennessee, dated January 08, 1979 and recorded on January 16, 1979.

Being the same property conveyed to Janet M. Hosale by Quitclaim Deed from James C. Hosale of record in Book 10428, page 903, Register's Office for Davidson County, Tennessee, dated April 19, 1997 and recorded on April 25 1997.

The said Janet M. Hosale having died on or about January 4, 2011.

James "Cliff" Hosale, heir of Janet M. Hosale, having died on or about July 25, 2019, leaving a probate of record in Docket No. 20P676, in the Probate Court for Davidson County, Tennessee, at Nashville.

Affidavit of Heirship in Instrument No. 20230605-0042290, Register's Office of Davidson County, Tennessee.,

Being part of the same property conveyed to Jackson Valley Land Partners, LLC, by Warranty Deed from James Hosale, Jr., a married man dated May 30, 2023 and recorded June 5, 2023 in Instrument No. 20230605-0042291, 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: 618 Waco Drive, Unit B, 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 12th day of September, 2024.

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

By: _____
Douglas L. Schenkel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, ~~Jaimie Horton~~ Douglas Schenkel 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 and seal, at office in Brentwood, this 12th day of September, 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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/12/24.

Date

Affiant Signature

9/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of Sept., 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal



