WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182850 DEEDWARR
09/18/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.03
20240918-0072126

JM-RR-23-928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24 (AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jackson Valley Land Partners, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**0072-09-0-232.00**
928 Delmas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY DIANE JORGENSEN, UNMARRIED AND DAVID EUGENE PRESLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKSON VALLEY LAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 75.00 feet of Lot No. 32 on the Plan of East Hill Addition of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said part of Lot No. 32 fronts 75.00 feet on the southerly side Delmos Avenue and runs back between parallel lines 191.50 feet, more or less, to a deadline in the rear measuring 75.00 feet thereon.

Being the same property conveyed to Oma F. Goins and Hattie Mae Goins, as tenants in common by Warranty Deed from Roy L. Matlock and Mary K. Matlock Fields of record in Book 5062, page 79, Register's Office for Davidson County, Tennessee, dated August 25, 1976 and recorded on August 25, 1976.

Oma F. Goins died on or about August 22, 1996.

Being the same property conveyed to Hattie Mae Goins by Quitclaim Deed from Ola B. Presley of record in Book 10175, page 497, Register's Office for Davidson County, Tennessee, dated September 03, 1996 and recorded on September 03, 1996.

Hattie Mae Goins died intestate on or about May 30, 1997, survived by sister and sole residuary heir-at-law, Ola Belle Presley.

Ola Belle Presley died intestate on or about July 08, 2009, leaving two children and sole residuary heirs-at-law, Nancy Diane Jorgensen and David Eugene Presley.

See also, Affidavit of Heirship of record in Instrument No. 20190716-0069572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **928 Delmas Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th DAY OF SEPTEMBER, 2024.

Nancy Diane Jorgensen

David Eugene Presley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY DIANE JORGENSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID EUGENE PRESLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 9/13/24.

Affiant Signature – Joshua A. Terry

9/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27