Karen Johnson Davidson County
Batch# 1258456 DEEDWARR
04/14/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250414-0027974

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
B-25-1065

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of April, 2025

Notary Public

Commission Expires: 2/26/2029

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Michael Kusnitz and Sophie Elizabeth Wardick 1409 B Pennock Ave Nashville, TN 37207	New Owner	071-11-0-299.00

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

Sophie Wardick, an unmarried woman and David M. Kusnitz, an unmarried man, as tenants in common with rights of survivorship

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 Lot No. 219 on the Plat of The Highland Land Companies Subdivision of record in Plat Book 421, Page 14, 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 Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Quitclaim Deed of Unconsolidation from Jackson Valley Land Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20240220-0011522, Register's Office of Davidson County, Tennessee, dated February 19, 2024 and recorded February 20, 2024.

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: 1409 B Pennock Ave, Nashville, TN 37207

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 8th day of April, 2025.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By:_____
Douglas L. Schenkel, Managing Memeber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Joshua A. Terry 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 TN, this 8th day of April, 2025.

_____
Notary Signature

Printed Name: Joshua A. Terry

My commission expires:_____

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Ryan Lux, 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 **April 8, 2025**.

Date

Affiant Signature

April 8, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **8th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY