Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2670

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 6th day of June, 2025

Notary Public

Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1283757
06/10/2025 10:09:54 AM
Fees: $13.00 Taxes: $2,867.50
20250610-0045476

Davidson County
DEEDWARR
2 pgs

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Bailey Elizabeth Murphy<br>620 B Waco Drive<br>Nashville, TN 37209 | New owner | 091-05-3O-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

**Bailey Elizabeth Murphy, unmarried,**

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 620 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. 20240702-0049806, 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 a portion of the same property conveyed by Warranty Deed from Curtis M. Groves to Jackson Valley Land Partners, recorded March 11, 2024, as Instrument No. 20240311-0016473 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: 620 B Waco Drive, 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 6th day of June, 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, Jaimie Horton 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 6th day of June, 2025.

_____
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