Karen Johnson Davidson County
Batch# 1346987 DEEDWARR
11/17/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20251117-0091373

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5513

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2025

Notary Public

Commission Expires: _____

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-7-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Szokol and Matthew Abrahamson 620 A Waco Dr Nashville, TN 37209	NEW OWNER	091 05 3O 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

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

Kimberly Szokol and Matthew Abrahamson, 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:

Land in Davidson County, Tennessee, being Unit No. A 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, of record in Instrument No. 20240311-0016473 in Davidson County, Tennessee Register of Deeds, dated March 08, 2024 and recorded March 11, 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: 620 A Waco Dr, 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 ~~13th~~ 10th day of November, 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, Kathleen williams 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 10th day of November, 2025.

_____
Notary Signature

Printed Name: Kathleen williams

My commission expires: 5 10 27

KATHLEEN WILLIAMS
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 10.

Affiant Signature

17th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

