Karen Johnson Davidson County
Batch# 1364926 DEEDWARR
01/05/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260105-0000069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/12/2028

(AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

W-LF-25-1423

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	New owners	
(NAME)	(NAME)	**071-11-0-232-00**
1423 Pennock Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **THOMAS WALKER,** 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,** 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 Lot Nos. 205 and 206, on the plan of Highland Land Co's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee.

Said Lots front together 50 feet on the easterly margin of Pennock Avenue and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vernon Winfrey and his wife, Zelma M. Winfrey, by Warranty Deed from Fannie Criddle, a widow, and Charlie Campbell, single, of record in Book 6438, Page 887, Register's Office for Davidson County, Tennessee, dated November 23, 1984, and recorded on December 4, 1984.

Zelma M. Winfrey having since died on November 3, 1996. Her interest in the subject property vested at her death in Vernon Winfrey as the surviving Tenant by the Entirety.

The said Vernon Winfrey having since died on July 8, 2022. His interest in the subject property vested at death in the Vernon Winfrey Trust Agreement, dated May 21, 2012, pursuant to the provisions of the Last Will and Testament of Vernon Winfrey, admitted for the purposes of Muniment of Title in Docket Number 25P792 in the Probate Court for Davidson County, Tennessee.

The initial Trustee, T. Tolbert Chisum, having since died, and The Chicago Trust Company of Wilmette, Illinois, having been named as Successor Trustee, hereby conveys the subject property to Thomas Walker, as directed by the said Trust Agreement.

Being the same property conveyed to Thomas Walker by Quitclaim Deed from The Chicago Trust Company, N.A., Successor Trustee of the Vernon Winfrey Trust U/A/D May 21, 2012, of record in Instrument No. 202601050000068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 14, 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: **1423 Pennock Ave, Nashville, Tennessee 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 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 19th DAY OF DECEMBER, 2025.

Thomas Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WALKER, 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 19th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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 12/19/2025.

Affiant Signature – Joshua A. Terry

12/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27