This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1372858 DEEDQC
01/23/2026 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005714

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Jackson Valley Land Partners, LLC PO Box 686 Spring Hill, TN 37174	NEW OWNER	P/O 071-11-0-232-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jackson Valley Land Partners, LLC** "the Grantor," conveys and quitclaims unto **Jackson Valley Land Partners, LLC** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 206, on the plan of Highland Land Co's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Thomas Walker dated December 19, 2025, and recorded on January 5, 2025, in Instrument No. 202601050000069, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 20 day of January, 2026.

Jackson Valley Land Partners, LLC,

By: _____
Douglas L. Schenkel, Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, personally appeared **Douglas L. Schenkel**, Managing Member of Jackson Valley Land Partners, LLC, 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 Member of Jackson Valley Land Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas L. Schenkel, Managing Member of Jackson Valley Land Partners, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

WITNESS my hand and official seal this 20 day of January, 2026.

_____
Notary Public
My commission expires: 07/07/26

NATASHA K HAINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner)

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____ (Affiant)

_____
Notary Public

My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 1/20/2026.

Affiant Signature – Joshua A. Terry

1/22/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/22/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27