Karen Johnson Davidson County
Batch# 1400484 DEEDWARR
04/02/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20260402-0026466

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-972

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2026

Notary Public

Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel H. Groninger, Jr 504 Bagleyshop Drive #A Nashville, TN 37209	Old National Bank 101 Northwest Fourth Evansville, IN 47708	090-12-0E-001.00-CO

#39127

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

Samuel H. Groninger, Jr., a single man,

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 504 Bagleyship 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. 20240916-0071036, 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 Angela J. Bowman, unmarried by Warranty Deed from Randall F. Say and wife, Aimee R. Say of record at Instrument No. 20060919-0116030, Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 19, 2006.

Being part of the same property conveyed to Harold M. Burke, III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 05, 2019 by Quitclaim Deed from Angela J. Burke, formerly known as Angela J. Bowman of record in Instrument No. 20190108-0001937 Register's Office for Davidson County, Tennessee, dated January 05, 2019 and recorded on January 08, 2019.

Being part of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harold M. Burke, III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 05, 2019 of record in Instrument No. 20240815-0062455 Register's Office for Davidson County, Tennessee, dated August 14, 2024 and recorded on August 15, 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: 504 Bagleyshop Drive #A, 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 31st day of March, 2026.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By:_____
Douglas L. Schenkel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

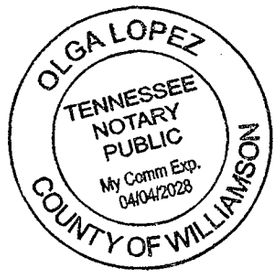
Before me, Olga Lopez of the state and county mentioned, personally appeared Douglas L. Schenkel, Managing Member of Jackson Valley Land Partners LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Memeber 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 seal, at office in Brentwood this 31st day of March, 2026.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires:_____



Tennessee Certification of Electronic Document

I, George Mudter 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 March 31, 2026 (date of document).

Affiant Signature

4/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

