Karen Johnson Davidson County
Batch# 1403810 DEEDWARR
04/09/2026 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20260409-0028970

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of April, 2026

Notary Public

Commission Expires: 3/28/28

KAYLA TABOR — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Stern and Valerie Stern 928 Delmas Avenue, #A Nashville, TN 37216	NEW OWNER	072-09-4M-001.00-CO

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

James Stern and Valerie Stern, husband and wife

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. 928A of Delmas Avenue Townhomes, A Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20241204-0094088, in the Register's Office for Davidson County, Tennessee, to which Exhibit "B" to the Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Oma F. Goins and Hattie Mae Goins, as tenants in common by Warranty Deed from Roy L. Matlock and Mary K. Matlock Fields of record in Book 5062, Page 79, Register's Office for Davidson County, Tennessee, dated August 25, 1976 and recorded on August 25, 1976. The said Oma F. Goins died on or about August 22, 1996. Reference is made to her last will and testament, admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 00P1433, in which she names Hattie Mae Goins as devisee.

Being a portion of the same property conveyed to Hattie Mae Goins by Quitclaim Deed from Ola B. Presley of record in Book 10175, Page 497, Register's Office for Davidson County, Tennessee, dated September 03, 1996 and recorded on September 03, 1996. The said Hattie Mae Goins died on or about May 30, 1997, Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 00P01434, in which she devises a life estate to Ola Belle Presley, with remainder interest being devised to David Presley and Diane Jorgenson, also known as Nancy Diane Jorgenson. The said Ola Belle Presley died intestate on or about July 08, 2009, thereby terminating her life estate.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, A Tennessee Limited Liability Company by Warranty Deed from Nancy Duane Jorgensen, Unmarried and David Eugene Presley, Unmarried of record in Instrument No. 20240918-0072126, Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on September 18, 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: 928 Delmas Avenue, #A, Nashville, TN 37216

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 8th day of April, 2026.

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

By:_____
Douglas L. Schenkel, Managing Memeber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Olga Lopez 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 8th day of April, 2026.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires:_____



WARRANTY DEED

Certificate of Authenticity

I, J. Trent Lehman, 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 4/8/26.

Date

Affiant Signature

4/8/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of April, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR
WILLIAMSON COUNTY