Karen Johnson Davidson County
Batch# 204375 DEEDWARR
03/11/2019 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20190311-0021947

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Magnum Investment, LLC
4033 Darlene Drive
Nashville, TN 37211

SEND TAX BILL TO:
Magnum Investment, LLC
1970 Ashburn Court
Nolensville, TN 37135

MAP/PARCEL 162-02-0-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer B. Kemp, formerly known as Jennifer B. Durham and Jason Kemp, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Magnum Investment, LLC , a Tennessee Limited Liability Company, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer B. Durham by Warranty deed from Lisa Lee Biggs, unmarried of record in Instrument No. 20051012-0122845 Register's Office for Davidson County, Tennessee, dated October 07, 2005 and recorded on October 12, 2005.

Jennifer B. Durham is now known as Jennifer B. Kemp by virtue of marriage to Jason Kemp, being one in the same.

Jason Kemp joins in this conveyance for the purpose for conveying any martial interest he may have in said property.

Being also known as 4033 Darlene Drive Nashville, Tennessee 37211.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 8 day of March 2019.

WITNESS MY HAND on this the 8 day of March 2019

Jennifer B. Kemp
Jennifer B. Kemp

Jason Kemp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer B. Kemp and Jason Kemp,** with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8 day of March 2019.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $219,900.00.

AFFIANT

Subscribed and sworn to before me this the 8 day of March 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190064

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019