Karen Johnson Davidson County
Batch# 327428 DEEDWARR
12/10/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20191210-0127263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Donna Jackson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2019.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lori Holloway
NOTARY PUBLIC

My Commission Expires: 2/20/23

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donna Jackson 4808 Peninsula Point Dr Hermitage TN 37076	SWBC Mortgage Corp 9311 San Pedro Ave # 100 San Antonio TX 78216	097-16-0A-072.00 - CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

G. MILLER HOGAN, II AND WIFE, KIMBERLY P. HURST

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DONNA JACKSON, married woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to G. MILLER HOGAN, II AND WIFE, KIMBERLY P. HURST, by deed from JAMES G. T. DENNISTON AND WIFE,, DENISE S. DENNISTON, of record in Instrument No. 20140520-0043047, dated May 16, 2014, said Register's Office.

This improved property is known as 4808 Peninsula Pointe Drive, Hermitage, TN 37076.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 5 day of December, 2019.

G. Miller Hogan II

Kimberly P. Hurst

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, G. Miller Hogan II and Kimberly P. Hurst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of December, 2019.

Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)