Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 342883 DEEDWARR
01/14/2020 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20200114-0004929

COUNTERPART
WARRANTY DEED

Effective as of December 31, **2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Audrean C. Manquero and wife Emily Rivera Manquero** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Section Four, Stone Hedge of record in Book 9700, Page 265, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **20130610-0058605** in the Register's Office of **Davidson County**, Tennessee. **Emily Rivera Manquero** joins herein for the sole purpose of surrendering any and all right,title and interest she may have by virtue of her marriage to **Audrean C. Manquero,** and to acknowledge and approve the conveyance (lien) caused hereby.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 265, amended in Book 10159, Page 42; Easements of record in Book 8883, Page 641, Book 8883, Page 651, Instrument No. 20181005-0099051 ; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of Tennessee on this 31st day of December, 2019.

Audrean C. Manquero

STATE OF Tennessee
COUNTY OF Davidson

CLAUDIA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Audrean C. Manquero** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 31st day of December, 2019.

Notary Public

My Commission Expires:
1/3/2023

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 736 Stone Hedge Dr. Old Hickory, TN 37138 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 053 16 0 270.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$220,000.00** AFFIANT Subscribed and sworn to before me this 2nd day of January, 2020 NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 31 day of December, 2019.

GRANTORS:

Emily Rivera Manquero

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Emily Rivera Manquero** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 31 day of December, 2019.

Notary Public

MARIA FERNANDA ESPINOSA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
Nov. 8, 2022

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 736 Stone Hedge Dr. Old Hickory, TN 37138 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 053 16 0 270.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$220,000.00** AFFIANT Subscribed and sworn to before me this 2nd day of January, 2020 NOTARY PUBLIC Commission expires: July 3, 2021

MICHELLE BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)