Karen Johnson Davidson County
Batch# 362913 DEEDWARR
02/25/2020 12:30:16 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20200225-0020895

This Instrument Prepared By:
Rebecca T. Garland
831 Percy Warner Blvd
Nashville, Tennessee 37205

WARRANTY DEED

Address of New Owner:
Jose Jimenez
4728 Nolensville Road
Nashville TN 37211

Send Tax Bills To:
Owner

MORTGAGEE:
Paul F. Scensny
Marilyn Scensny
6416 Cloverbrook Drive
Brentwood, Tennessee 37027

Map and Parcel No.
147-12-87

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Paul F. Scensny and wife, Marilyn Scensny**("Grantors"), by these presents does hereby transfer, sell and convey to **Jose Jimenez** ("Grantee"), his heirs and/or assigns, all their respective right, title and interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.17 on the map of Tom C. Lamb Subdivision 4, as of record in Plat Book 4675, page 151, Register's Office for said County.

Said Lot No.17 fronts 30.11 feet on the Easterly side of Nolensville Road and extends back between lines 147.92 feet on the Northerly line and 147.556 feet on the Southerly line to a dead line in the rear on which it measures 30.15 feet.

This conveyance is subject to restrictive covenants set forth and described in the Deed recorded at Book 4919, page 533; Registers Office for Davidson County, Tennessee; easements, party walls, and any other matters shown on the Plan of Record in Plat Book 4675, page,151; and utility easements affecting the premises.

Being the same property conveyed to Paul F. Scensny and wife, Marilyn Scensny, by deed of record in Book 9338, Page 887, Register's Office for Davidson County, Tennessee.,(RODCT).

THIS IS IMPROVED PROPERTY with the address of 4728 Nolensville Road, Brentwood, Tennessee. 37211.

This conveyance is subject to (a) 2020 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; ©) restrictive covenants

(d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and/or assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantors do further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his 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.

IN WITNESS WHEREOF, the Grantors hereby affixes their signature on this the 24th day of February, 2020.

Paul F. Scensny

Marilyn Scensny

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 340,000.00

Affiant

Sworn and subscribed to before me on this the 24th day of February, 2020.

Notary Public

My Commission Expires: 5/3/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul F. Scensny and wife, Marilyn Scensny, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed this Deed for the purposes therein intended.

Witness my hand and seal this 24th day of February 2020.

Rebecca L. Garland

Notary Public

My Commission Expires: 5/3/2021