This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3732S**

Karen Johnson Davidson County
Batch# 409694 **DEEDWARR**
06/03/2020 12:05:07 PM 2 pgs
Fees: $13.00 Taxes: $5,846.00
20200603-0056981

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Donald K. Jenny and Phyllis P. Jenny, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jennifer M. Riven, Trustee of the Jennifer M. Riven Revocable Trust**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Lot No. 10 West Meade Subdivision, as of record at Book 547, Page 142, Register's Office for said County, together with the Southerly one-half of West Meade Drive adjacent and contiguous to the Northerly line of said Lot No. 1 as closed by Council Bill No. 094-1021, Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in the Metropolitan Court Clerk's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said lot, and said portion of closed/abandoned drive [road].

Being the same property conveyed to Donald K. Jenny and Phyllis P. Jenny, husband and wife, by Warranty Deed from Carl W. Stanberry and Brenda N. Stanberry, husband and wife, dated 07/13/2016 and recorded on 07/20/2016 in Instrument Number 20160720-0074838, in the Register's Office of Davidson County, Tennessee.

This is improved property also known as 237 Haverford Avenue, Nashville, Tennessee, 37205.

Parcel ID #: 12904005700

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 1st day of June, 2020.

Donald K. Jenny -Grantor

Phyllis P. Jenny -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald K. Jenny and Phyllis P. Jenny, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of June, 2020.

NOTARY PUBLIC

(SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,580,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 1st day of June, 2020.

Affiant

NOTARY PUBLIC

(SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 03-08-21

Grantee(s) Name, Address:	Send Tax Statement To:
Jennifer M. Riven, Trustee of the Jennifer M. Riven Revocable Trust	New Owner
237 Haverford Avenue	Same
Nashville, TN 37205	