RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013673

WARRANTY DEED

Karen Johnson Davidson County
Batch# 435534 DEEDWARR
07/10/2020 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $748.88
20200710-0075672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roman Maynes and Sara E. Maynes 1300A Chester Avenue Nashville, TN 37206	Same address as new owner	072-14-2T-002.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Two Thousand Four Hundred and 00/100 Dollars ($202,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AARON JENCSON, UNMARRIED AND SYMPHANIE JENCSON, NKA SYMPHANIE PARK, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROMAN MAYNES AND SARA MAYNES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 1300B, on the Plan of Homes at 1300 Chester Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Chester Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170214-0015437, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Aaron Jencson and Symphanie Jencson, husband and wife, by Warranty Deed from Williams Capital Investments, LLC, dated 2/28/2018 and recorded 3/2/2018 in Instrument No. 20180302-0020109, Register's Office for Davidson County, Tennessee. The said Aaron Jencson and Symphanie Jencson having since divorced.

The address of the herein described property is believed to be 1300A Chester Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of June, 2020.

AARON JENCSON

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, a Notary Public, Aaron Jencson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of June, 2020.

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: My Commission Expires May 16, 2023

SymphanieJencson
SYMPHANIE JENCSON, NKA
SYMPHANIE PARK

STATE OF Texas.
COUNTY OF Bell

Personally appeared before me, a Notary Public, Symphanie Jencson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of June, 2020.

Notary Public
My commission expires: May 15, 2023

ERLAMOND R PAYNE, ID #130228190
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires May 15, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022