WARRANTY DEED

Karen Johnson Davidson County
Batch# 462999 DEEDWARR
08/25/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200825-0095776

File No.: AGL-20-7520-RUSH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The ReNew Group, LLC	Same as Owner	151-10-0A-006.00
(NAME)	(NAME)	
1807 Castleman Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SANDRA YATES AND HUSBAND, THOMAS L. YATES AND JAMES JENNETTE, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE RENEW GROUP, LLC*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

* a Tennessee limited liability company

Land in Davidson County, Tennessee being Lot No. 6, Phase 1, Villages of Long Hunter P.U.D., of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Jennette and James Jennette, both unmarried, Joint Tenants with rights of survivorship, by Warranty Deed from Ole South Properties, Inc., dated May 10, 2002, recorded May 21, 2002, in Instrument No. 20020521-0061916, in the Register's Office of Davidson County, Tennessee.

Sandra Jennette is now married and known as Sandra Yates.

Thomas L. Yates joins in this conveyance to convey any and all rights, title and interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7520 W. Winchester Dr., Antioch, TN 37013
(House Number) (Street) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 21st day of August, 2020.

Sandra Jennette NKA Sandra Yates

Sandra Jennette NKA Sandra Yates

Thomas L Yates

Thomas L. Yates

James Jennette

James Jennette

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Yates and husband Thomas L. Yates and James Jennette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

