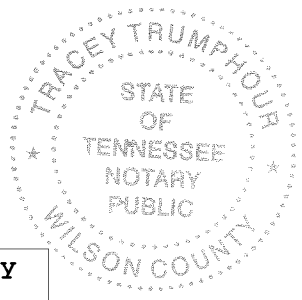
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 568715 DEEDWARR
02/04/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20210204-0016489

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R&R Renovations, Inc.	R&R Renovations, Inc.	
(NAME)	(NAME)	
1905 Myleen PLace	1905 Myleen Place	151-10-0-A-155.00CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **We Matthew Jensen and Stephanie L. Jensen, husband and wife, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **R&R Renovations, Inc.**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124, on the plan of PHASE 2, VILLAGES OF LONG HUNTER, P.U.D., of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew Jensen and Stephanie L. Jensen, as husband and wife by Warranty Deed dated 04/30/2012 from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument 201205020037462, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200205150059732, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200105310056382, as amended of record in Instrument 200311110164945, said Register's Office. By-Laws of record in Instrument 200410220127537, said Register's Office. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288, said Register's Office. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 91, said Register's Office. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 94, said Register's Office. Conveyance of Easement of record in Book 9661, Page 919, said Register's Office. Grant of Easement of record in Instrument 200009060088271, said Register's Office. Grant of Easement of record in Instrument 200009060088272, said Register's Office. Charter of the Homeowners Association of record in Instrument 200105310056381, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Instrument 200105310056383, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1700 Londonview Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 3RD DAY OF FEBRUARY, 2021

Matthew Jensen

Stephanie L. Jensen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Jensen and Stephanie Jensen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3RD DAY OF FEBRUARY, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202102040016489

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

