Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 592603 DEEDWARR
03/16/2021 12:22:51 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20210316-0034682

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

MB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Ryan Simmons and Ashleigh Speight Simmons	**NEW OWNER**	171030A10700CO
(NAME)	(NAME)	
4705 Potomac Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul H. Jennings and Alice Jennings, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin Ryan Simmons and Ashleigh Speight Simmons, husband and wife,** hereinafter called the GRANTEES, their heirs and 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(s) 212, as shown on the map entitled the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, Page 749 and boundary Plat in Book 7900, page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul H. Jennings and Alice Jennings, husband and wife by deed dated October 23, 2015 from C. Wayne Ozment and Martha A. Ozment, husband and wife of record in Instrument No. 20151027-0109360, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4705 Potomac Lane, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 15th day of March, 2021.

Paul H. Jennings

Alice Jennings

State of Tennessee
County of Davidson

On this 15th day of March, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Paul H. Jennings and Alice Jennings, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of March, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 21-Simmons