Karen Johnson Davidson County
Batch# 659238 DEEDWARR
06/17/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20210617-0082025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

Subscribed and sworn to before me this 15TH DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quenton Keith Gattis and Penny Lou Gattis, husband and wife	Same as New Owner	
	(NAME)	
113 Teresa Drive		053-11-0-109.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Neal W. Jenkins and wife, Jacqueline F. Jenkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Quenton Keith Gattis and Penny Lou Gattis, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 5 on the Plan of Teresa Drive Subdivision, as of record in Book 3842, page 82, Register's Office, for said County, described as follows:

Beginning on the westerly margin of Teresa Drive at the common corner of Lots 5 and 6; thence with the line between said Lots Nos. 5 and 6, westerly 1,011.7 feet to a point; thence south 68 degrees 20 minutes west 24.6 feet; thence south 63 degrees 40 minutes west 37 feet: thence south 42 degrees 24 minutes west 25 feet; thence south 34 degrees 56 minutes west 25 feet; thence south 18 degrees 56 minutes west 50 feet, south 26 feet to the northwest corner of Lot No. 4 on said plan; thence with the line between said Lots Nos. 4 and 5 easterly 1,057.7 feet to a point; thence continuing with said lot line northeasterly 59.9 feet to the westerly margin of Teresa Drive; thence with said margin of said Drive northwardly 103 feet to the beginning.

Being the same property conveyed to Neal W. Jenkins and wife, Jacqueline F. Jenkins by Warranty deed from Johnnie E. Petterson and wife, Jo Edna Patterson of record in Book 4368, page 839, Register's Office for Davidson County, Tennessee, dated September 17, 1969.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 113 Teresa Drive, Old Hickory, TN 37138
(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 hand(s) this 15th day of June, 2021.

WARRANTY DEED
(Continued)

Neal W. Jenkins

Jacqueline F. Jenkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal W. Jenkins and wife, Jacqueline F. Jenkins, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Daniel L. Wischhof

My commission expires 7/9/2022.

