Karen Johnson Davidson County
Batch# 686782 DEEDWARR
07/30/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210730-0102578

4671

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2021.

Notary Public

My commission expires: 3-7-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jordan Dukehart	Amerin Bank	**Map 128-10-0 Parcel 205-00**
8116 Stacy Square Court	PO Box 660592	
Nashville, TN 37221	Dallas, TX 75266	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer L. George, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Dukehart, an unmarried woman

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 the easterly part of Lot No. 4, aka Parcel 205, on the Plan of Zone Lot Division of Stacy Square Townhomes, Stacy Square, Section 7, of record in Plat Book 5200, Page 467, amending Plat Book 5200, Page 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer L. George, married, by Deed dated January 5, 2016 from Melanie L. Schlachter, unmarried, of record in Instrument No. 20160107-0001432, Register's Office for Davidson County, Tennessee.

Emmalia George, spouse of the above named Jennifer L. George, joins in this conveyance for the purpose of releasing any and all rights the spouse may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 438, amended in Book 5200, Page 467, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5973, Page 335, and amended in Book 6307, Page 866 and Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **8116 Stacy Square Court, Nashville, TN 37221**

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 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 26 day of **July, 2021.**

Jennifer L. George

Jennifer L. George

Emmalia George

STATE OF COLORADO)
COUNTY OF Broomfield **)**

Personally appeared before me, a Notary Public of said County and State, **Jennifer L. George and Emmalia George,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Broomfield, Colorado, this 26 day of **July, 2021.**

Notary Public

My Commission Expires: 2/26/2024

CAROLINA ROBLEDO IREGUI
Notary Public
State of Colorado
Notary ID # 20204008014
My Commission Expires 02/26/2024

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 28 day of July, 2021.

Ernest D Bennett III 7-28-21

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of July, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023