Karen Johnson Davidson County
Batch# 691234 DEEDWARR
08/05/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210805-0105254

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# NAS2021075926

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joseph Jenkins 2722 Summit Drive New Braunfels, TX 78132	Joseph Jenkins C/O CMG Mortgage, Inc. 3160 Crow Canyon Rd, Suite 400 San Ramon, CA 94583	082-13-0D-105.00 CO

WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2021 between **IAN REVEREZA**, married, a resident of Davidson County, Tennessee ("Grantor") and **JOSEPH JENKINS**, married, a resident of Freeport County, Texas ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of Germantown Madison Square Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing Germantown Madison Square Condominiums, of record in Instrument No. 20061019-0129740, amended in Instrument No. 20110509-0035408, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set fort in said Master Deed.

BEING the same property conveyed to Ian Revereza, by Warranty Deed dated October 31, 2014, of record in Instrument No. 20141107-0103293, in the Register's Office for Davidson County, Tennessee.

The Grantor(s) herein make oath that the above described property has never been used by Grantor or Grantors' respective spouses as their principal residence or homestead.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

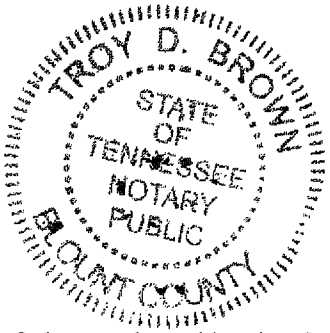
IAN REVEREZA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Ian Revereza**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 2nd day of August, 2021.

Notary Public
My Commission Expires: 2/4/24

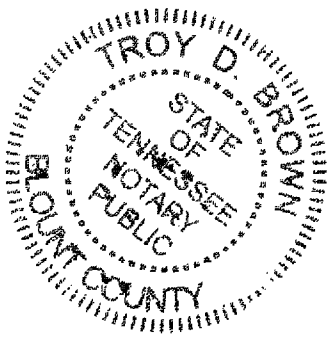


I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$310,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 2nd day of August, 2021.

Notary Public
My commission expires: 2/4/24



Tennessee Certification of Electronic Document

I, Lisa M Dennis, 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 August 2, 2021 (date of document).

Lisa M. Dennis
Affiant Signature

8/4/21
Date

State of Tennessee

County of Blount

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

My Commission Expires: 10/27/2021

Notary's Seal:

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY