| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Tennessee |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October, 2021<br>Notary Public<br>MY COMMISSION EXPIRES: 10/2/23<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jane W. Herring | | MAP |
| 320 Old Hickory Blvd. #2301 | SAME | PARCEL 128-12-0A-112.00-CO |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Stephen Mark Jennings and Kristina Marie Jennings, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane W. Herring, unmarried**

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:

A condominium apartment in Davidson County, Tennessee, being Unit 112, Building 23 of Eagle Ridge at the Reserve, Section 6, Phase 1B Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-003693, Register's Office for said County, to which reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Stephen Mark Jennings and Kristina Marie Jennings, husband and wife by Warranty deed from Todd R. Kelley, a single man of record in Instrument No. 20190524-0049241 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 24, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd. #2301, Nashville, TN 37221.**

Karen Johnson Davidson County
Batch# 729153 **DEEDWARR**
10/04/2021 08:59:34 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20211004-0132772

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 hand( ) this the 30th day of ~~October~~ September EPB, 2021.

Kristina Marie Jennings
Kristina Marie Jennings

Stephen Mark Jennings by Kristina Marie Jennings, Attorney-in-Fact
Stephen Mark Jennings by Kristina Marie Jennings, Attorney-in-Fact

STATE OF ~~TENNESSEE~~ South Dakota EPB
COUNTY OF Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristina Marie Jennings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of ~~October~~ September EPB, 2021.

My Commission expires 10-07-24

Elmer P Brinkman
Notary Public

ELMER P BRINKMAN
NOTARY PUBLIC SEAL
SOUTH DAKOTA

STATE OF ~~TENNESSEE~~ South Dakota EPB
COUNTY OF Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristina Marie Jennings** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephen Mark Jennings**, as his Attorney in Fact, as the free act and deed of the within named **Stephen Mark Jennings**.

Witness my hand and official seal this the 30th day of ~~October~~ September EPB, 2021.

My Commission expires 10-07-24

Elmer P Brinkman
Notary Public

ELMER P BRINKMAN
NOTARY PUBLIC SEAL
SOUTH DAKOTA