Karen Johnson Davidson County
Batch# 735387 DEEDWARR
10/13/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20211013-0137374

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837096

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2021.

Katherine Warren
Notary Public
My Commission Expires: 4-13-22

WARRANTY DEED

QTN - ~~2654~~ 2508

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Parker 525 Crieve Road Nashville TN 37220	New Owner	Tax Parcel ID No. 146 11 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul W. Jernigan and Tonya S. Jernigan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Parker,** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Section II, Crieve Hall Estates, as of Record in Book 2133, Page 45, Register's Office for said County.

Said Lot No. 194 fronts 143.92 feet on the South side of Crieve Road and runs back between lines 140 feet on the West line and 246.1 feet on the East line to a line in the rear on which it measures 136.7 feet.

Being the same property conveyed to Paul W. Jernigan and Tonya S. Jernigan, husband and wife, by Quitclaim Deed from Glenn Irwin Jernigan, Individually and as Executor of the Estate of Hazel Beatrice Jernigan and Paul Wesley Jernigan, of record in Instrument No. 20200828-0097818, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020 and recorded on August 28, 2020. Roy A. Jernigan having died on October 18, 2008. His interest in the subject property having passed to Hazel B. Jernigan as the surviving tenant by the entirety. Hazel B. Jernigan having died on May 31st, 2019 in Davidson County, Tennessee. Last Will and Testament of Hazel Beatrice Jernigan of record in Probate Docket #19P1340 in the Seventh Circuit for Davidson County, Tennessee. Glenn Irwin Jernigan being named Executor of the Estate of Hazel Beatrice Jernigan and the Last Will and Testament of Hazel Beatrice Jernigan specifically authorizes Executor to convey real property. Glenn Irwin Jernigan and Paul Wesley Jernigan being the sole heirs of Hazel Beatrice Jernigan. Hazel B. Jernigan and Hazel Beatrice Jernigan being one and the same person. Affidavit of Heirships of record in Book Instrument No. 20140203-0009302 and Instrument No. 20140203-0009304, Register's Office.

Being the same property conveyed to Roy A. Jernigan and wife, Hazel B. Jernigan, by Warranty Deed from James P. Moon and wife, Bonnie O. Moon, of record in Book 4803, Page 986, in the Register's Office of Davidson County, Tennessee, dated April 05, 1974 and recorded on April 09, 1974.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Crieve Hall Estates, as recorded in Plat Book 2133, Page(s) 45.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 2146, Page 138.

This is improved property located at 525 Crieve Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 5th day of October, 2021.

Paul W. Jernigan

Tonya S. Jernigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul W. Jernigan and Tonya S. Jernigan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/5/21 (date of document).

Jennifer L. Pennell

10/5/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of October, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

