Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0607

Karen Johnson Davidson County
Batch# 744716 **DEEDWARR**
10/27/2021 10:42:54 AM 2 pgs
Fees: $13.00 Taxes: $122.10

20211027-0144278

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of October, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Juvenal Lopez Mejia 1224 Bubbling Well Road Madison, TN 37115	NEW OWNER	043-16-0-129.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Christy Duchette and Jodi Wheeler as the heirs at law of Dwaine I. Jenkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juvenal Lopez Mejia, 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:

LAND in Davidson County, Tennessee, being Lot No. 69 in the Kingsway Green Subdivision, Section 1, a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dwaine I. Jenkins by Warranty Deed from Kingsway Greens of America, Inc., dated 2/16/1979 and recorded 3/8/1979 in Book 5402, Page 749, Register's Office for Davidson County, Tennessee.

Dwaine I. Jenkins having died intestate on June 11, 2020. Christy Duchette and Jodi Wheeler are the heirs at law, see Affidavits of Heirship of record in Record Book 2116, Page 404 and Record Book 2116, Page 406, Register's Office for Robertson County, Tennessee.

Powers of Attorney of record in Instrument No. 20211027-0144276 and Instrument No. 20211027-0144277, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1222 Bubbling Well Road, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of October, 2021.

Christy Duchette, by Melinda Gail Bobel Attorney in fact

Christy Duchette, by Melinda Gail Bobel,
Attorney in Fact

Jodi Wheeler, by Melinda Gail Bobel Attorney in fact

Jodi Wheeler, by Melinda Gail Bobel,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melinda Gail Bobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Christy Duchette and that she is authorized by Christy Duchette to execute this instrument on his/her behalf.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Witness my hand and seal at Hendersonville, Tennessee, this 20th day of October, 2021.

Kim Graves
Notary Public at Large
My commission expires: 8·20·24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melinda Gail Bobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jodi Wheeler and that she is authorized by Jodi Wheeler to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 20th day of October, 2021.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public at Large
My commission expires: 8·20·24