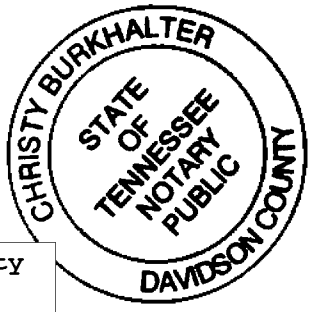
WARRANTY DEED



Karen Johnson Davidson County
Batch# 755314 DEEDWARR
11/16/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211116-0152089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Seth Jennings	CapStar Bank	105 11 0 154.00
(NAME)	(NAME)	
1705 Neal Terrace Nashville, TN 37203	2002 Richard Jones Road Ste. 300A Nashville, TN 37215	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **1705 NEAL TERRACE, GP, A TENNESSEE PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JONATHAN SETH JENNINGS, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 of Block "A" on the Plan of a Subdivision of part of the Sophia M. Neal Property, of record in Book 1130, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed from Erica M. Fuqua, unmarried, to 1705 Neal Terrace, G.P., a Tennessee Partnership, by Warranty Deed dated August 13, 2021, recorded August 17, 2021, in Instrument No. 20210817-0110770, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1705 Neal Terrace, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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.

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 9th day of November, 2021

1705 Neal Terrace, GP, a Tennessee Partnership

By: _____

Adam G. LaFevor, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christy Burkhalter of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of 1705 Neal Terrace, GP, the within named bargainor, a Tennessee General Partnership, and that such Adam G. LaFevor as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee General Partnership as Partner.

Witness my hand and seal, at office in Nashville, this 9th day of November, 2021.

Christy Burkhalter
Notary Signature

Printed Name: Christy Burkhalter

My commission expires: 9-8-2025

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, 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 November 9, 2021.

Kim Bennett
Affiant Signature

11-9-2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9th day of November, 2021.

Christy Burkhalter
Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-1705-2