3916

WARRANTY DEED

Karen Johnson Davidson County
Batch# 832413 **DEEDWARR**
03/31/2022 02:00:22 PM 2 pgs
Fees: $13.00 Taxes: $1,431.90

20220331-0037637

G-VRES-22-1627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse Andrew Strauss	AMERIS BANK	
(NAME)	(NAME)	063-00-0-073.00
1627 Pawnee Trail	1800 PARKWAY PLACE #820	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MARIETTA, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHELLEY HENNESSEE AND RYAN PATRICK HENNESSEE AND CRISTIN ASHLEY HENNESSEE, ALL HEIRS AT LAW OF LOYD RONALD HENNESSEE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE ANDREW STRAUSS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly 19th, Civil District of Davidson County, TN, being Lot No. 5 on the Plan of the subdivision of the L. C. Huffines Land, not of record, described according to a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

Beginning at a point in the center of Nawakwa Trail, now called Pawnee Trail, 793.3 feet Easterly from the Southeast corner of Hudson Road and Nawakwa Trail, now Pawnee Trail, the Northwest corner of the 17.8 acre tract of land shown on said survey and the Northeast corner of the property conveyed to Ernest Grisham and wife by Deed of record in Book 2451, Page 283, ROSC, TN; thence with the West boundary line of said 17.8 acre tract South 14 degrees 30 minutes East 400 feet to an iron pin in the North boundary line of a 13.1 acre tract of land shown on said survey; thence with the North boundary line of said 13.1 acre tract South 75 degrees 15 minutes West 150 feet to a point; thence North 14 degrees 30 minutes West 400 feet to a point in the center of Pawnee Trail; thence with the center of said Pawnee Trail North 75 degrees 15 minutes East 150 feet to the beginning.

Being the same property conveyed to L.R. Hennessee and wife, Frances Hennessee by Warranty deed from Ernest Grisham and wife, Winnie Allen Grisham of record in Book 4238, page 66, Register's Office for Davidson County, Tennessee, dated May 24, 1968 and recorded on May 27, 1968.

The said L. R. Hennessee having predeceased Frances Hennessee and Frances Hennessee having died on August 6, 2006, leaving as her sole heirs, her children, Lloyd Ronald Hennessee and Judith Fama.

Being the same property conveyed to Lloyd Ronald Hennessee by Quitclaim deed from Judith Fama of record in Instrument No. 20080326-0030216 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on March 26, 2008.
There was an error in the spelling of the Grantee on deed. Correct spelling should be Loyd Ronald Hennessee. The said Lloyd Ronald Hennessee and Loyd Ronald Hennessee are one and the same person.

Loyd Ronald Hennessee having died on December 1, 2021 leaving property to Shelley Hennessee, Ryan Patrick Hennessee and Cristin Ashley Hennessee the only heirs at law as per the Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 20220331-0037633 and Instrument No. 20220331-0037634, Register's Ofice for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Restrictions of record in Book 4238, Page 66, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1627 Pawnee Trail, Madison, Tennessee 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th DAY OF MARCH, 2022.

Shelley Hennessee
[redacted]ee

Ryan Patrick Hennessee by Shelley Hennessee, Attorney in Fact
[redacted]see
[redacted]y in Fact

Cristin Ashley Hennessee by Shelley Hennessee, Attorney in Fact
[redacted]ssee
[redacted]essee, Attorney in Fact

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY HENNESSEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2022.

[redacted]
[redacted] Public
My Commission Expires: 1-8-2025
(SEAL)

MIRIAM MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-08-2025
Notary ID 132857803

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelley Hennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RYAN PATRICK HENNESSEE, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN PATRICK HENNESSEE.

Witness my hand and official seal, this the 29th of March, 2022.

[redacted]
[redacted] Public
My Commission Expires: 1-8-2025
(SEAL)

MIRIAM MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-08-2025
Notary ID 132857803

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelley Hennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CRISTIN ASHLEY HENNESSEE, and who acknowledged he/she/they executed the same as the free act and deed of the said CRISTIN ASHLEY HENNESSEE.

Witness my hand and official seal, this the 29th of March, 2022.

[redacted]
[redacted] Public
My Commission Expires: 1-8-2025
(SEAL)

[redacted] Texas
Notary ID 132857803

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212