WARRANTY DEED

Karen Johnson Davidson County
Batch# 834602 DEEDWARR
04/05/2022 11:30:36 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20220405-0039214

DM-BH-22-5914C

WILLIAM E. GRAVES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Earnest C Teaster III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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)
Ann R. Teaster and Earnest C. Teaster, III	**Mortgage Investors Group**	
(NAME)	(NAME)	**091 09 0R 001.00**
4013 Wallace Lane	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Knoxville, TN 37923**	
(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, **MATTHEW JEHNKE AND TAWNI JEHNKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN R. TEASTER AND EARNEST C. TEASTER, III, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 3 of Homes on Maxon 3 and 4, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes on Maxon 3 and 4, a Horizontal Property Regime, of record in Instrument No. 20160715-0073111, and Assignment of Developer's Rights recorded in Instrument No. 20160805-0081716, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew Jehnke and Tawni Jehnke, husband and wife, by Warranty Deed from Stephen T. Groner and Margot A. Groner, husband and wife, of record in Instrument No. 20180123-0006783, in the Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 23, 2018.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 98 Map of T.M. Nall's Subdivision, as recorded in Instrument No. 20160708-0069806.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160715-0073111 and Assignment of Developer's Rights recorded in Instrument No. 20160805-0081716.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20031002-0145372.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4014, Page 705.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5914C Maxon Avenue, Nashville, Tennessee 37209**.

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 30th DAY OF MARCH, 2022.

Matthew Jehnke

Tawni Jehnke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW JEHNKE, 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 30th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAWNI JEHNKE, 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 30th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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