Karen Johnson Davidson County
Batch# 905959 DEEDWARR
08/22/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220822-0094323

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August 2022.

Notary Public
My Commission Expires: 3/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jackson Ford Saunders and Erica Nicole Jurena 934 Giant Oak Drive Nashville, TN 37217	New Owner	Tax Parcel ID No. 106-15-0-055.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIK WALTER JAHNER AND BETHANY KIRBY JAHNER, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACKSON FORD SAUNDERS AND ERICA NICOLE JURENA, JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP,** (collectively, "Grantee"), Grantee's 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. 101 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erik Walter Jahner and Bethany Kirby Jahner, husband and wife by Warranty deed from Sue Hegland, a single person of record in Instrument No. 20130207-0012661 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 07, 2013. (Value of consideration shown in aforementioned deed $179,900.00.)

This is improved property commonly known as: **934 Giant Oak Drive, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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

current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 12th day of August, 2022.

ERIK WALTER JAHNER

BETHANY KIRBY JAHNER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIK WALTER JAHNER AND BETHANY KIRBY JAHNER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/12/22 (date of document).

Affiant Signature

8/19/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212