Karen Johnson Davidson County
Batch# 920677 DEEDWARR
09/23/2022 09:51:43 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20220923-0105704

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Lee Jennings, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary Davenport, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Aspen Heights, a Planned Unit Development of record in Plat Book 9700, Page 312, 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 Christopher Lee Jennings, Married, by Warranty Deed from Ellen C. Bush, an unmarried person of record in Instrument No. 20210621-0083294, Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 21, 2021. The Grantor, nor the Grantor's spouse or issue resided in the property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 165 Hicks Road #11, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Zachary Davenport
165 Hicks Road #11
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
AMERISAVE MTG. CORP.
PO BOX 660592
DALLAS, TX 75266-0592

TAX MAP-PARCEL #:
142-11-0C-011.00

WITNESS THE EXECUTION HEREOF this 21st day of September, 2022.

Christopher Lee Jennings

State of Tennessee
County of Davidson

On this 21st day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Lee Jennings, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA V. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of DICKSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of September, 2022.

Notary Public

My Commission Expires:

ASHLEE M. GOLDSMITH NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES 2/19/2025 COUNTY OF DICKSON