Karen Johnson Davidson County
Batch# 920718 DEEDWARR
09/23/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20220923-0105757

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4128

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of September, 2022

Notary Public

Commission Expires: 9-2-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Neil A. Levine and Catherine M. Brennan 36 Thorndike St. Beverly, MA 01915	NEW OWNER	042-16-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles W. Jernigan, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neil A. Levine, and Catherine M. Brennan, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 19 on the Plan of Part Two, Finnland Heights of record in Plat Book 1424, Page 7, 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 Charles W. Jernigan, a single man by Warranty deed from Bayfront LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190624-0060782 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Gibson Drive, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 19th day of September, 2022.

Charles W. Jernigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2022, before me personally appeared Charles W. Jernigan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/23/2022 ____ (date of document).

Affiant Signature

09/23/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025