Karen Johnson Davidson County
Batch# 950356 DEEDWARR
12/12/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,333.65
20221212-0128838

Warranty Deed

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,443.00 Affiant Subscribed and sworn to before me, this the 9th day of December, 2022. Notary Public My commission expires: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessie Lee Jetmore	New Owner(s)	025-16-0-024-00
109 Moss Trail		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANIE PICKNEY DENNIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSIE LEE JETMORE,** Unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 43, on the plan of Goodlettsville Heights, Section 3, as shown on plat of record in Plat Book 1835, Page 98, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Vincent G. Pickney Sr,. and Judith F. Pickney, by Warranty Deed from Ebony C. Gilbert, unmarried, dated May 28, 2015 and recorded June 2, 2015 of record in Instrument No. 20150602-0050964, Register's Office of Davidson County, Tennessee; Vincent G. Pickney Sr. died on Feb. 9, 2022.

Judith F. Pickney died on August 26, 2022, leaving Stephanie Pickney Dennis as her sole heir-at-law, Affidavit of Heirship of record in Instrument Number 20221208-0128047 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 109 Moss Trail, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2022.

Stephanie Pickney Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of December, 2022.

Affiant Signature
Date 12/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

