Karen Johnson Davidson County
Batch# 984583 DEEDWARR
03/24/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230324-0021713

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, is **$430,000.00** (Four Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of March 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JESSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Caroline Worley and Brian Keiffer 5036 W. Oak Highland Drive Antioch, TN 37013	NEW OWNER	173040A06200CO

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, **JENNIFER L. MANIVONG, A MARRIED WOMAN AND ELIZABETH G. REED, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CAROLINE WORLEY, AN UNMARRIED WOMAN AND BRIAN KEIFFER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 62 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold E. Reed, an unmarried person by Warranty deed from Veevers, Inc of record in Book 10162, page 740, Register's Office for Davidson County, Tennessee, dated August 15, 1996 and recorded on August 21, 1996.

Said Harold E. Reed became deceased on December 30, 2020. Affidavits of Heirship of record in Instrument No. 20220311-0029009 and Instrument No. 20220311-0029010. Tracy D. Gaines and James H. Jacobs, II, Affiants.

Being the same property conveyed to Jennifer L. Manivong and Elizabeth G. Reed by Quitclaim deed from Harold E. Reed, unmarried, having since deceased on December 30, 2020, survived by his daughters, Jennifer L. Manivong and Elizabeth G. Reed of record in Instrument No. 20220311-0029011 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 11, 2022.

The said Jennifer L. Manivong hereby makes oath that the above described property has never been the domicile of Jennifer L. Manivong.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5036 W. OAK HIGHLAND DRIVE** **ANTIOCH, TN 37013**

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

LTSR Number: GTE File: 2023036714

WITNESS, this 24th day of March 2023

Jennifer L. Manivong

Elizabeth G. Reed

Elizabeth G. Reed

by: Jennifer L. Manivong as her attorney-in-fact

By: Jennifer L. Manivong, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of March 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer L. Manivong** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of March 2023.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of March 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer L. Manivong,** attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Elizabeth G. Reed** and acknowledged that she executed that same as the free act and deed of the said **Elizabeth G. Reed.**

WITNESS my hand and official seal this the 24th day of March 2023.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2024

Notary Public

Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/24/23.

Date

Affiant Signature

3/24/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of March, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025