

Prepared by
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2023.

Notary Public
My Commission Expires:
10/11/2024

Karen Johnson Davidson County
Batch# 992926 DEEDWARR
04/17/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230417-0028120

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Jonathan Gilleland and Maureen Firmin Gilleland 124 Firelight Court Antioch, TN 37013	Jonathan Gilleland and Maureen Firmin Gilleland 124 Firelight Court Antioch, TN 37013	Tax Map(s): 176-05-0B Parcel(s): 057.00 CO

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,
CLENTIS A. JENNINGS, SINGLE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JONATHAN GILLELAND AND MAUREEN FIRMIN GILLELAND, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 152 on the Plan of Hickory Woods Estates, Section C, (Page 1) of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

BEING the same property conveyed to Clentis A. Jennings by Warranty Deed from Deluxe Homes, Inc., a TN Corp., dated 3/22/1996 and recorded 3/28/1996 in Book 9994, Page 230, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 124 Firelight Court, 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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 13 day of April, 2023

Clentis A. Jennings

Clentis A. Jennings

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

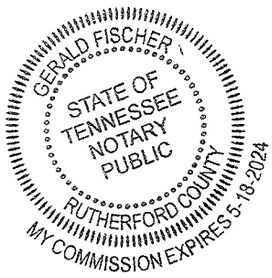
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Clentis A. Jennings, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within WARRANTY DEED for the purpose therein contained.

Witness my hand and official seal, this the 13 of April, 2023.

Notary Public - Gerald Fischer

My Commission Expires: May 18, 2024

(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, 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 4/13/2023.

Affiant Signature

4/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON