Karen Johnson Davidson County
Batch# 1037598 DEEDWARR
08/11/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230811-0062556

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A WAY UP LLC	NEW OWNER	
(NAME)	(NAME)	
1004 TULIP WAY	1004 TULIP WAY	08007001400
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Crystal Jennings, Executrix of the Estate of Bobby Charles Jennings, Sr.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A WAY UP LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTEE, 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. 378 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600 Page 7, Register's Office for said County.

Beginning at a point in the Westerly margin of Snell Boulevard at the Corner of Lots 377 and 378; thence with th line between aid Lots, Southwesterly 111.38 feet to a Point; thence Northwesterly 75.46 feet, the Southerly margin of Dolan Drive; thence with the margin of the same, Northeasterly 79.85 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the margin of Snell Boulevard; thence with the margin of the same, Southerly 59.6 feet to the beginning.

Being the same property conveyed to Bobby Charles Jennings, a single man, by virtue of that certain Warranty Deed dated January 11, 2018, and being of record at Instrument No. 20180117-0005057 in the Register's Office of Davidson County, Tennessee. Bobby Charles Jennings having since passed on/or about June 23, 2022. Probate of record in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P1573.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1432 Snell Blvd Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 10th day of August, 2023.

The Estate of Bobby Charles Jennings, Sr.

Crystal Jennings Executrix

By: Crystal Jennings, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Crystal Jennings, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Bobby Charles Jennings, Sr., and is authorized by the Estate of Bobby Charles Jennings, Sr., to execute this instrument on behalf of the Estate of Bobby Charles Jennings, Sr..

WITNESS my hand and official seal at office this 10th day of August, 2023.

Cari Allen

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 August 10, 2023.

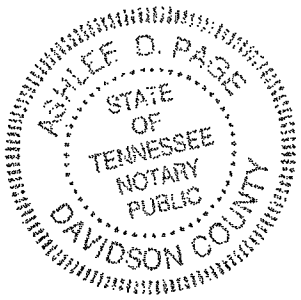
Affiant Signature

8/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of August, 2023.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026