Karen Johnson Davidson County
Batch# 1038018 DEEDWARR
08/14/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230814-0062987

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
124 DUNBAR CAVE RD., STE. B
CLARKSVILLE, TN 37043

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Courtney Chalon Jenkins** | **Highlands Residential** | **052080A19500CO** |
| **1020 Shawnee Trace** | **950 W. Bethany Drive, Suite 800** | |
| **Madison, TN 37115** | **Allen, TX 75013** | |

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 ACKNOWLEDGE, WE,

**Shelley V Coes, MARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Courtney Chalon Jenkins, UNMARRIED WOMAN**

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. 195, on the Plan of Heron Walk, Phase One, Section One, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Shelley V Coes, a single woman, by Warranty Deed from Richard A Nelson and Joy J Nelson, husband and wife, dated April 3, 2001, of record in Instrument No. 20010405-0033429, in the Register's Office for Davidson County, Tennessee. Shelley V. Coes has since married. Richard Banfield is joining in this conveyance to convey any interest he may have in subject property, whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1020 Shawnee Trace, 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 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 in 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.

_____ Date: 8/11/23
Shelley V Coes

_____ Date: 8/11/23
Richard Banfield

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Shelley V Coes and Richard Banfield, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2023.

KATRINA WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 16, 2026
COUNTY OF MONTGOMERY

_____
NOTARY PUBLIC

My Commission Expires:_____

# Certificate of Authenticity

I, Jennifer Russell, 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 8/11/23.

Date

Jennifer Russell

Affiant Signature

8/11/23

Date

State of TN

County of Montgomery

Sworn to and subscribed before me this 11 day of August, 2023.

Notary's Signature

My Commission Expires:

KATRINA WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 16, 2026
COUNTY OF MONTGOMERY

Notary's Seal (if on paper)