Karen Johnson Davidson County
Batch# 1049205 DEEDWARR
09/12/2023 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20230912-0071600

WARRANTY DEED

BRENDA LEWIS 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 $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gib Jeffries and Erin Jeffries	New Owner	119 14 0 202.00
(NAME) 3008 Wingate Avenue	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Fenner and Erin Fenner f/k/a Erin Brooks, husband and wife,** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Gib Jeffries and Erin Jeffries, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Tuggle Heights as shown of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee. Said Lot No. 43 fronts 60 feet on the East side of Wingate Avenue and runs back between lines 156.16 feet on the North side and 155.76 feet on the South side to a dead land in the rear on which is measures 60 feet.

Being the same property conveyed to conveyed to Charles Fenner and Erin Brooks, husband and wife, by Warranty Deed from Larry Hayes, a married man and Ronald Lawrence Hayes, a married man, of record in Instrument No. 20210715-0095351, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021, and recorded on July 15, 2021.

Being the same property conveyed to Charles Fenner and Erin Brooks, husband and wife, and Katherine Jamieson, married, by Quitclaim Deed from Charles Fenner and Erin Brooks, husband and wife, of record in Instrument No. 20220622-0070962, in the

Register's Office of Davidson County, Tennessee, dated June 15, 2022, and recorded on June 22, 2022.

Being the same property conveyed to Charles Fenner and Erin Fenner, f /k/a Erin Brooks, husband and wife, by Quitclaim Deed from Katherine Jamieson, married, of record in Instrument No. 202309120071598, in the Register's Office of Davidson County, Tennessee, dated September 8, 2023.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "Permitted Exceptions").

This is improved property located at 3008 Wingate Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

This instrument is executed on behalf of Erin Fenner f/ka Erin Brooks by virtue of a written Power of Attorney of record Instrument No 202309120071599, Register's Office, Davidson County, Tennessee.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed as of the 8th day of September, 2023.

GRANTOR(S):

Charles Fenner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charles Fenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument.

WITNESS my hand, at office, this 8 day of September, 2023.

Notary Public
My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

GRANTOR(S):

Erin Fenner by her attorney-in-fact

Erin Fenner by Charles Fenner, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charles Fenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for Erin Fenner, the within named Grantor and being duly authorized, executed the foregoing instrument on behalf of Erin Fenner as her Attorney-In-Fact.

WITNESS my hand, at office, this 8 day of September, 2023.

Notary Public
My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 8, 2023.**

Signature 09/08/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of September, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202309120071600