WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051268 DEEDWARR
09/18/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230918-0073204

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-080655

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Jenkins and Brandy Jenkins	United Wholesale Mortgage, LLC	
(NAME) 6119 Stonehaven Drive	(NAME) 585 South Blvd. E	158-07-0-030.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Pontiac, MI 48341-3163	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,025,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROGER W. GORE AND LOWELL DEWAYNE SISCO, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW JENKINS AND BRANDY JENKINS, HUSBAND AND WIFE, 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. 611, on the Plan of Hillsboro Park, Section 13, as shown on plat of record in Plat Book 4175, Pages 19 and 20, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Roger W. Gore, unmarried and Matthew R. Dillman, unmarried, as tenants in common by Warranty Deed from The Hilton Company, a Tennessee corporation, dated 12/07/2006, of record in Instrument No. 20061211-0152409, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger W. Gore, unmarried by Quitclaim Deed from Matthew R. Dillman, unmarried, dated 10/22/2018, of record in Instrument No. 20181022-0104716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger W. Gore and Lowell Dewayne Sisco, a married couple by Quitclaim Deed from Roger W. Gore, dated 01/04/2023, of record in Instrument No. 20230105-0001114, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6119 Stonehaven Drive, Nashville, TN 37215
(House No.) (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/our hand(s) this the 15th day of September, 2023

Roger W. Gore

Lowell Dewayne Sisco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Roger W. Gore and Lowell Dewayne Sisco, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2023.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of September, 2023.

Affiant Signature

Date 9-15-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024