This instrument was prepared by and
Please record and return to
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1053717 DEEDWARR
09/25/2023 11 05 42 AM 4 pgs
Fees: $23 00 Taxes. $752 95
20230925-0075046

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTTIE A. STUBBLEFIELD, KENNETH H. STUBBLEFIELD, BRANDI A. MOON, DUSTIN B. FRANCIS AND DEREK T. FRANCIS**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. JENNINGS AND JERELYN W. JENNINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 84 ON THE PLAN OF FAIRVIEW, SECTION III, AS OF RECORD IN BOOK 3700, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY

SAID LOT NO 84 FRONTS 70 FEET ON THE SOUTHWESTERLY SIDE OF MAYVIEW DRIVE AND EXTENDS BACK 231 7 FEET ON THE EASTERLY LINE AND 249 7 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR AND MEASURES 72.5 FEET THEREON

BEING THE SAME PROPERTY CONVEYED TO GROVER STUBBLEFIELD AND WIFE, BEVERLY STUBBLEFIELD BY CORPORATE WARRANTY DEED FROM JONES HOMES, INC , FORMERLY JONES LUMBER COMPANY, INCORPORATED, DATED, JUNE 19, 1970, OF RECORD IN BOOK 4426, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

GROVER STUBBLEFILED HAVING SINCE DIED ON SEPTEMBER 4, 2011, LEAVING SAID PROPERTY TO BEVERLY STUBBLEFIELD. BEVERLY STUBBLEFIELD HAVING SINCE DIED ON AUGUST 2, 2023, LEAVING SAID PROPERTY TO SCOTTIE A STUBBLEFIELD, KENNETH H STUBBLEFIELD, BRANDI A MOON, DUSTIN B FRANCIS AND DEREK T FRANCIS PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO 20230925-0075040 AND INSTRUMENT NO 20230925-0075041 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This is improved property known as 622 MAYVIEW DR, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19TH day of SEPTEMBER, 2023

SCOTTIE A. STUBBLEFIELD

Kenneth H. Stubblefield by , AIF
KENNETH H. STUBBLEFIELD
BY: SCOTTIE A. STUBBLEFILED, ATTORNEY-IN-FACT

Brandi A. Moon by , AIF
BRANDI A. MOON
BY: SCOTTIE A. STUBBLEFIELD, ATTORNEY-IN-FACT

Dustin B. Francis by , AIF
DUSTIN B. FRANCIS
BY: SCOTTIE A. STUBBLEFIELD, ATTORNEY-IN-FACT

Derek T. Francis by , AIF
DEREK T. FRANCIS
BY: SCOTTIE A. STUBBLEFIELD, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SCOTTIE A. STUBBLEFIELD, the within named 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 instrument for the purposes therein contained

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of SEPTEMBER 2023.

Notary Public
My Commission Expires 7-2-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared SCOTTIE A STUBBLEFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH H. STUBBLEFIELD, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of KENNETH H STUBBLEFIELD, as Attorney in Fact

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of SEPTEMBER 2023.

Notary Public
My Commission Expires 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared SCOTTIE A STUBBLEFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRANDI A MOON, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of BRANDI A MOON, as Attorney in Fact

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of SEPTEMBER 2023

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared SCOTTIE A STUBBLEFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DUSTIN B. FRANCIS, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of DUSTIN B FRANCIS, as Attorney in Fact

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of SEPTEMBER 2023

Notary Public
My Commission Expires 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared SCOTTIE A STUBBLEFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEREK T FRANCIS, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of DEREK T FRANCIS, as Attorney in Fact

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of SEPTEMBER 2023

Notary Public
My Commission Expires 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $203,500 00

x
Affiant

Subscribed and sworn to before me, this the 19TH day of SEPTEMBER, 2023

NOTARY PUBLIC
My commission expires 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
JOHN C JENNINGS AND JERELYN W JENNINGS
102 Indian Lake Ct.
Hendersonville, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel No(s).. 043020/069.00