Karen Johnson Davidson County
Batch# 1080332 DEEDWARR
12/08/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20231208-0095066

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2023.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-283S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elijah Jennette and Maelea Jennette	SWBC Mortgage Corp	072-04-0-213.00
(NAME)	(NAME)	
1440 Ardee Ave	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ENGAUGE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAELEA JENNETTE AND ELIJAH JENNETTE, WIFE AND HUSBAND**, 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. 7 on Block F on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PZR Partners LLC by Warranty deed from Jeremy Garner of record in Instrument No. 20140505-0038239 Register's Office for Davidson County, Tennessee, dated May 5,

2014 and recorded on May 05, 2014. Further conveyed to Engauge Properties, LLC by Deed of record in Instrument No. 20230925-0075291, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1440 Ardee Ave, Nashville, TN 37216
(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 successors 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 our hands this 7th day of December, 2023.

Engauge Properties LLC, a Tennessee Limited Liability Company

BY: _____
Christopher Gauger
Authorized Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Christopher Gauger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of Engauge Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and official seal on the day and date first above written

_____
Notary Public
My Commission Expires: _____

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 8, 2025
COUNTY OF CANNON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 7, 2023** (date of document).

Affiant Signature

December 8, 2023

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25