Karen Johnson Davidson County
Batch# 1087163 DEEDWARR
12/29/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20231229-0100283

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF December 20

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwayne Walker William Walker	New Owners	
(NAME)	(NAME)	05305001000
501 Canton Pass		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **William A. Jennings Jr. and wife, Sandra D. Jennings** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwayne A. Walker, an unmarried mand and William Walker, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 150 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to William A. Jennings, Jr. and wife, Sandra D. Jennings, by virtue of that certain Warranty Deed dated February 4, 1993, and being of record at Book 8862, Page 474 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 501 Canton Pass Madison, TN 37115

(House Number) (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 hand this 8th day of December, 2023.

William A. Jennings Jr.

Sandra D. Jennings

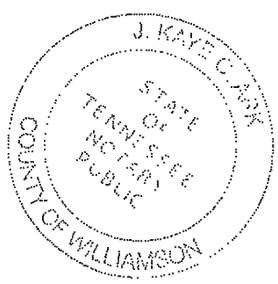
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William A. Jennings Jr. and Sandra D. Jennings,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2023.

Notary Public

My Commission Expires: 9/30/2024



Certificate of Authenticity

I, Holly A Mason, 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 12/28/23.

Holly A Mason
Affiant Signature

12/28/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of Dec., 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

202312290100283