Karen Johnson Davidson County
Batch# 1093183 DEEDWARR
01/24/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240124-0004535

WARRANTY DEED

File No.: 2023-0435

Kristen Patrick
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

Subscribed and sworn to before me on JANUARY 2, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/22/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN
TO: ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Jordan Dallas Pierson and Angel Garrett 841 Todd Preis Drive, Unit 104 Nashville, TN 37221	Newowner	142 09 0A 011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEAN RENNEKE, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JORDAN DALLAS PIERSON, AN UNMARRIED MAN, AND ANGEL GARRETT, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of Doral Country Villa, Section 1, of record in in Plat Book 4860, page 96, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, a horizontal property regime established by Master Deed of record in Master Deed of record in Book 5011, page 395, Book 5015, page 251, Book 5124, page 163, Instrument No. 20070504-0053687, Instrument No. 20070523-0061626, Instrument No 20151130-0120647, said Register's Office.

Being the same property conveyed to DEAN RENNEKE, by deed from MARCEL R. RIALLAND AND WIFE, VICKIE RIALLAND, of record in Instrument No. 20170706-0067847, dated June 29, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 841 Todd Preis Drive, Unit 104, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor(s)'s dependent(s).

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 on this 2nd day of January, 2024.

Grantor:

Dean Renneke

STATE OF MINNESOTA
COUNTY OF Chisago

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dean Renneke, the within named bargainor, 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.

Witness my hand, at office, this 2 day of January, 2024.

Notary Public

My Commission expires: 01/31/2025

JENNIFER L HOWARD
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

I, Kristen Patrick, do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/02/2024 (date of document).

Affiant Signature

01/02/2024

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 2nd day of January, 2024. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)