This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1098334 DEEDWARR
02/06/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240206-0008350

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $300,000

Affiant Signature

Subscribed and sworn to before me on this the 6 day of FEB, 2024.

Notary Public

My Commission expires 1/25/24

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Amy Jordan and Erica Reynolds
275 Martingale Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Amy Jordan and Erica Reynolds
275 Martingale Drive
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID #: 04414003400

WARRANTY DEED

24NT00017

Effective the 10th Day of Feb., 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jennifer Ledford, a single woman

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Amy Jordan and Erica Reynolds, unmarried, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 275 of Block 1 on the Plan of Cumberland Terrace, Part 1, of record in Plat Book 1424, page 49, Register's Office for Davidson County, Tennessee.
Said Lot No. 275 fronts 75 feet on the easterly side of Martingale Drive, and runs back 185.5 feet on the northerly line and 193.6 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way measuring 75 feet thereon.

Being the same property conveyed to Jennifer Ledford, a single woman from Tennessee Buyer's Solution, LLC, by Warranty Deed dated 03/14/2014 and recorded 03/19/2014 in Instrument No. 20140319-0022725, Register's Office of said County.

This is an improved property commonly known as: 275 Martingale Dr, Old Hickory, TN 37138-3205

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. I do covenant with 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6 day of FEB, 2024.

Jennifer Ledford

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Ledford,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Summer Barton 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 2/16/24 (date of document).

Summer Barton
Affiant Signature

2/16/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of February, 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24