THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-6924-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00. Ashley E Land Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2024. Notary Public MY COMMISSION EXPIRES: 11-6-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1111641 DEEDWARR
03/15/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240315-0018244

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley E. Land	First Community Mortgage	
525 Sarver Avenue	2002 Robert Rose Dr #200	043-06-0A-023.00-CO
Madison, TN 37115	Murfreesboro TN 37129	
(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, WE, **Lauren Seall Jennings and Cody Jennings, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley E. Land, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 23, Final Plat of Amqui Place, Section Two, according to survey and plat of same appearing of record in Instrument No. 20170118-0005631, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Lauren Seall, an unmarried woman and Cody Jennings, an unmarried man by Warranty Deed from Red Group, LLC, a Tennessee limited liability company and Robert Powers of record in Instrument No. 20190215-0014291 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 15, 2019. Lauren Seall is now known as Lauren Seall Jenings.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 525 Sarver Avenue, Madison, TN 37115

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 15th day of March, 2024.

Lauren Seall Jennings by JAW as attorney-in-fact
Lauren Seall Jennings by James A. Waechter, attorney-in-fact

Cody Jennings by JAW as attorney in fact
Cody Jennings by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** 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 on behalf of **Lauren Seall Jennings and Cody Jennings**, as their Attorney in Fact, as the free act and deed of the within named **Lauren Seall Jennings and Cody Jennings.**

Witness my hand and official seal this the 15th day of March, 2024.

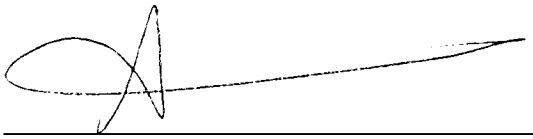
My Commission expires Nov 8 2027

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-15-2024.



Affiant Signature

3-15-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-15-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal