This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1119039 DEEDWARR
04/04/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20240404-0023946

WARRANTY DEED

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, WE, **JOHN C. JENNINGS AND JERELYN W. JENNINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN MANUEL SALAZAR AND LAURA LEON RODRIGUEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF FAIRVIEW, SECTION III, AS OF RECORD IN BOOK 3700, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 84 FRONTS 70 FEET ON THE SOUTHWESTERLY SIDE OF MAYVIEW DRIVE AND EXTENDS BACK 231.7 FEET ON THE EASTERLY LINE AND 249.7 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR AND MEASURES 72.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. JENNINGS AND JERELYN W. JENNINGS, HUSBAND AND WIFE BY WARRANTY DEED FROM SCOTTIE A. STUBBLEFIELD, KENNETH H. STUBBLEFIELD, BRANDI A. MOON, DUSTIN B. FRANCIS AND DEREK T. FRANCIS, DATED, SEPTEMBER 19, 2023, OF RECORD IN INSTRUMENT NO. 20230925-0075046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GROVER STUBBLEFIELD AND WIFE, BEVERLY STUBBLEFIELD BY CORPORATE WARRANTY DEED FROM JONES HOMES, INC., FORMERLY JONES LUMBER COMPANY, INCORPORATED, DATED, JUNE 19, 1970, OF RECORD IN BOOK 4426, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GROVER STUBBLEFILED HAVING SINCE DIED ON SEPTEMBER 4, 2011, LEAVING SAID PROPERTY TO BEVERLY STUBBLEFIELD. BEVERLY STUBBLEFIELD HAVING SINCE DIED ON AUGUST 2, 2023, LEAVING SAID PROPERTY TO SCOTTIE A. STUBBLEFIELD, KENNETH H. STUBBLEFIELD, BRANDI A. MOON, DUSTIN B. FRANCIS AND DEREK T. FRANCIS PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20230925-0075040 AND INSTRUMENT NO. 20230925-0075041, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 622 MAYVIEW DR, MADISON, TN 37115, AND IS DESIGNATED AS MAP AND PARCEL NO. 043020/069.00.

This is improved property known as 622 MAYVIEW DR., MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2ND day of APRIL, 2024.

JOHN C. JENNINGS

JERELYN W. JENNINGS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN C. JENNINGS AND JERELYN W. JENNINGS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 2ND day of APRIL, 2024.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

Subscribed and sworn to before me, this the 2ND day of APRIL, 2024.

NOTARY PUBLIC
My commission expires 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s) as follows:
JUAN MANUEL SALAZAR AND LAURA LEON RODRIGUEZ

622 MAYVIEW DRIVE

MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 043020/069.00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shannon Walling *(custodian's name)*, 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 April 2, 2024 *(date of document)*.

Shannon Walling — 4/4/2024

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 4th day of April, 2024.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY