Karen Johnson Davidson County
Batch# 1121494 DEEDWARR
04/10/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20240410-0025535

WARRANTY DEED

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$281,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2024.

Notary Public

My commission expires: 3/2/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gehan Demyan & Ereny Manasa	**Movement Mortgage LLC**	**165-13-0A-106.00-CO**
301 Amberwine Ct.	**8024 Calvin Hall Road**	
Antioch, TN 37013	**Indian Land SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jenaya Cameron nka Jenaya Whitlow, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gehan Demyan, married and Ereny Manasa unmarried

HEREINAFTER CALLED THE GRANTEES, 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.482 on the Plan of Section Nine Peppertree Forest, of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jenaya Cameron, unmarried, by Warranty Deed dated May 11, 2007, from Robert Wade Williams, unmarried, of record in Instrument No. 20070514-0057217, Register's Office for Davidson County, Tennessee. Jenaya Cameron has since married and is now known as Jenaya Whitlow.

Adrian Whitlow, spouse of the above named Jenaya Whitlow, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 7900, Page 760, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Peppertree Forest, P.U.D., of record in Book 8757, Page 607, annexation for Section 9, of record in Book 9455, Page 801, Register's Office for Davidson County, Tennessee. 3) By-Laws of Peppertree Forest Homeowners' Association, Inc. of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee. 4) Charter of Peppertree Forest Homeowners' Association, Inc. of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee. 5) Peppertree Forest Homeowners Association, Inc., Rules and Regulations of record in Instrument No. 20190611-0055977, said Register's Office. 6) Subject to lien for special assessments as contained in the restrictions. 7) Subject to rights of others in and to the Common areas and elements. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (__) property, known as **301 Amberwine Ct. aka 4000 Pepperwood Dr., Antioch, TN 37013**

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 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/our hand(s) this **5th** day of **April, 2024.**

Jenaya Whitlow

Jenaya Cameron nka Jenaya Whitlow

Adrian Whitlow

Adrian Whitlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jenaya Cameron, now known as Jenaya Whitlow, and Adrian Whitlow,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **April, 2024.**

MBoyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 5, 2024.

J. Carlton Drumwright

April 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY