Prepared By & Return To: Tennessee Title Services LLC-Brentwo 7000 Executive Center Dr 290 Brentwood, TN 37027 B-24-2028	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2024 Notary Public Commission Expires: 10/4/2027

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lucas Jensen and Lindsay Jensen 1224 Kenmore Place #B Nashville, TN 37216	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	072-07-0-160.00

Karen Johnson Davidson County
Batch # 1134544 DEEDWARR
05/14/2024 11:02:05 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00
20240514-0035505

WARRANTY DEED

FOR AND IN 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, I/WE,

Samuel Wilcox and Alexis Yvonne Wilcox, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas J. Jensen and Lindsay Jensen, husband and wife

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. 2 on the Plan of Kenmore Place, Resubdivision Lots 77 & 78 of record in Plat at Instrument No. 20150406-0029414, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Wilcox and Alexis Wilcox, husband and wife by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20220407-0040672 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 07, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1224 Kenmore Place #B, Nashville, TN 37216

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; and we so covenant with 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.

Dated this the 10th day of May, 2024.

Samuel Wilcox

Alexis Yvonne Wilcox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2024, before me personally appeared Samuel Wilcox and Alexis Yvonne Wilcox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires: 6-1-2025

