WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143815 DEEDWARR
06/05/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20240605-0042235

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $414,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of May, 2024.

NOTARY PUBLIC

My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 24-1029 GUYE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiya H. Guye	SAME AS NEW OWNER	
(NAME)	(NAME)	
4328 Cambridge Drive		151-09-0A-169.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Kaleel Y. Jennings and Laquita M. Jennings, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiya H. Guye*** 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:

* unmarried man

Land in Davidson County, Tennessee, being Lot No. 169 on the plan of Final Plat, Phase 2, Section 1 (67 Lots), Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kaleel Y. Jennings and Laquita M. Jennings, husband and wife by Warranty deed from Teresse K. Elzie and husband, Vyron Elzie of record in Instrument No. 20141210-0113091 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on December 10, 2014..

DESIGNATED as Tax ID: 151-09-0A-169.00-CO

This is
unimproved ☐
improved ☒ property known as 4328 Cambridge Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this the 16th day of May, 2024.

Kaleel Y. Jennings

Laquita M. Jennings

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Kaleel Y. Jennings and Laquita M. Jennings, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 16th day of May, 2024.

Notary Public

My Commission Expires:
3/6/27

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/16/24 (date of document).

Affiant Signature

5/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

