Karen Johnson Davidson County
Batch# 1144667 DEEDWARR
06/07/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20240607-0042953

WARRANTY DEED

DENNING-H24119

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF June, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Donald R Denning, Jr and Shana Walker Denning, husband and wife	New Owner	63-1-24
128 East Ave.,		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PIONEER JUSTICE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONALD R DENNING, JR AND SHANA WALKER DENNING, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel - 063-01-0-024.00
Land in Davidson County, Tennessee, being the Easterly part of said Lot No. 10 on the Map of Nawakwa Hills Annex, as shown on plat of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Pioneer Justice, LLC by deed from 1555 Hudson Road, LLC of record in Instrument No. 202308280067065, recorded on 08/28/2023, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to 1555 Hudson Road, LLC, A Delaware Limited Liability Company by deed from Jonathan D. Fisk, unmarried of record document number 20220421-0046221, recorded on 04/21/2022, Register's Office for Davidson County, Tennessee.

This is (X) unimproved
( ) improved property known as 1555 Hudson Road, Madison, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 4 day of June, 2024:

Pioneer Justice LLC Doug Rogers Member

Pioneer Justice, LLC by Doug Rogers, Member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **DOUG ROGERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Member of **PIONEER JUSTICE, LLC**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **DOUG ROGERS** as **Member**.

Witness my hand this 4 day of June, 2024.

Notary Public

My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 06/04/2024 (date of document).

Affiant Signature

06/07/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 7th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY