WARRANTY DEED

File No.: 2024-0222

Karen Johnson Davidson County
Batch# 1149604 DEEDWARR
06/21/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240621-0046598

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

Subscribed and sworn to before me on JUNE 20, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
900 Nashville Highway
Columbia, TN 38401

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Chelsea Jacques and Cleta Jean 4136 Highlander Ct. Antioch, TN 37013	Chelsea Jacques and Cleta Jean 4136 Highlander Ct. Antioch, TN 37013	163 01 0 040.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KEVIN J. EARLY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHELSEA JACQUES, A MARRIED PERSON, AND CLETA JEAN, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hickory Highlands Place, Phase 1, as of record in Plat Book 9700, Page 189, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kevin J. Early by deed from Thomas M. Kammer and wife, Beth A. Kammer, dated April 29, 2011, and recorded May 4, 2011, in Instrument No. 20110504-0034371, Register's Office of Davidson County, Tennessee.

Grantor certifies that this property is not currently used by Grantor or a spouse or dependent of Grantor as a principal place of residence.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4136 Highlander Ct., 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 20, 2024.

Grantor:

Kevin J. Early

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kevin J. Early, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2024.

Connie L. Cothran
Notary Public

My Commission expires: 03/18/2025

CONNIE L. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/20/24 (date of document).

Affiant Signature

06/20/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of June, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL