WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193668 DEEDWARR
10/15/2024 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241015-0079888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Talysha Hanna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/16/28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
HERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Talysha Hanna and Darrian Hanna	Cadence Bank	Parcel ID: 040 00 0 193.00
(NAME) 4568 Whites Creek Pike	(NAME) 2778 West Jackson Street, Building C, 2nd Floor	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lanika M. Jernigan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Talysha Hanna and Darrian Hanna, wife and husband**, 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. 8 on the Plan of Mill Stream Subdivision of record in Plat Book 7900, Page 992, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Tanya Marie Jernigan and Lanika M. Jernigan as Joint Tenants with Right of Survivorship from Virgil Ray and wife, Barbara S. Ray by Warranty Deed dated December 18, 1997 and recorded on December 22, 1997, in Book 10731, Page 197, in the Register's Office of Davidson County, Tennessee. The said Tanya Marie Jernigan having died on May 2, 2023 leaving Lanika M. Jernigan as the surviving joint tenant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4568 Whites Creek Pike, Whites Creek, TN 37189

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 our hands this 11th day of October, 2024

Lanika M. Jernigan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th day of October, 2024.

Notary Public

My Commission Expires: 2.21.28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

October 11, 2024.

Date

Affiant Signature

October 15, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON