Karen Johnson Davidson County
Batch# 1317859 DEEDWARR
09/03/2025 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20250903-0070344

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (1,375,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-16-29

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JUSTIN HIGHT AND LAURA HIGHT (NAME)	**NEW OWNER** (NAME)	**156 09 0 051.00**
8217 WEST CHASE COURT NASHVILLE, TN 37221 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of August, 2025, the undersigned, **JUSTIN C. JAREK AND KELLY NICOLE JAREK, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JUSTIN HIGHT AND LAURA HIGHT, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **8217 WEST CHASE COURT, NASHVILLE, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of REVISION THREE, FINAL PLAT, CHASE CREEK, of record in Instrument No. 20050725-0086191, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin C. Jarek and Kelly Nicole Jarek, husband and wife, by Warranty Deed from Daphne Turner Glaser, an unmarried woman, of record in Instrument No. 20230328-0022425, in the Register's Office of Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of August, 2025.

GRANTOR: JUSTIN C. JAREK

STATE OF ~~TENNESSEE~~ SAT) FLORIDA
COUNTY OF ~~DAVIDSON~~ SAT) BREVARD

Personally, appeared before me, a Notary Public of the aforesaid authority, **JUSTIN C. JAREK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

Type of Identification Produced:
[ ] Personally known
[✓] Produced Identification DRIVER LICENSE

WITNESS my hand, at office, on this 29th day of August, 2025.

Notary Public SASKIA KOK-TRICOMI My Commission Expires JULY 28, 2026

SASKIA KOK-TRICOMI
Notary Public - State of Florida
Commission # HH 294877
My Comm. Expires Jul 28, 2026
Bonded through National Notary Assn.

GRANTOR: KELLY NICOLE JAREK

STATE OF ~~TENNESSEE~~ SAT) FLORIDA
COUNTY OF ~~DAVIDSON~~ SAT) BREVARD

Personally, appeared before me, a Notary Public of the aforesaid authority, **KELLY NICOLE JAREK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

Type of Identification Produced:
[ ] Personally known
[✓] Produced Identification DRIVER LICENSE

WITNESS my hand, at office, on this 29th day of August, 2025.

Notary Public SASKIA KOK-TRICOMI My Commission Expires JULY 28, 2026

SASKIA KOK-TRICOMI
Notary Public - State of Florida
Commission # HH 294877
My Comm. Expires Jul 28, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, Nick Harris, 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 **September 2, 2025**.

Affiant Signature

9/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **2** day of **September**, 20 **25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY