RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-35816-25

MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1365094 DEEDWARR
01/05/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260105-0000296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of Dec, 2025

NOTARY PUBLIC

My commission expires August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jemima Azeneth Estrada 108 Coastal Ct W Nashville, TN 37217	Same address as new owner	136-06-0-118.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($ 415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Charles M. Jennings, unmarried**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Jemima Azeneth Estrada**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 499 on the Plan of Priest Lake Park, Section 7A, of record in Book 5200, Pages 107, 108, and 109, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles M. Jennings and wife, Cynthia J. Jennings from A. A. Woodul and wife, Katheryn M. Woodul by deed dated May 8, 1987, and recorded May 13, 1987, in Book 7234, Page 907 said Register's Office. Also being the same property title to which vested in Charles M. Jennings upon the death of his wife, Cynthia J. Jennings, by reason of their tenancy by the entirety. Cynthia J. Jennings, a/k/a Cynthia Jo "Cindy" Jennings died October 7, 2016.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 3516 Saxon Mist Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29 day of December, 2025

GRANTOR(S)

Charles M. Jennings

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Charles M. Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of December, 2025.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/29/25. (date of document).

Affiant Signature

1/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

