Karen Johnson Davidson County
Batch# 1475342 DEEDWARR
09/21/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20260921-0087334

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/4/2027

(AFFIX SEAL)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2026070075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kywanis Horton and Linda Gordon		
(NAME) 170 Ivy Hill Lane	(NAME)	033-03-0B-060.00-CO
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-NINE THOUSAND AND NO/100 Dollars ($369,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY JENNINGS, SR and JUANITA L. JENNINGS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYWANIS HORTON AND LINDA GORDON**, 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(s) 34, as shown on the map entitled the Plan of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GARY JENNINGS. SR. AND JUANITA L. JENNINGS, HUSBAND AND WIFE, by deed from ROBERT N. DAVIS AND WIFE, ELIZABETH A DAVIS, of record in Instrument No. 20130501-0043368, dated April 28, 2013, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 170 Ivy Hill Lane, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 28th Day of August, 2026.

Gary Jennings, Sr. by Juanita L. Jennings
As Attorney in Fact by POA

Gary Jennings, Sr. by Juanita L. Jennings
As Attorney in Fact by POA

State of Tennessee

County of Davidson

I, Alexandria Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Juanita L. Jennings as Attorney in Fact for Gary Jennings, Sr.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Attorney in Fact.

Witness my hand and official seal, this the 28th Day of August, 2026.

Alexandria Bryant
Notary Public

My Commission Expires: 05-08-2029

ALEXANDRIA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/8/2029

****

Executed by my hand this the 28h Day of August, 2026.

Juanita L. Jennings
Juanita L. Jennings

State of Tennessee

County of Davidson

I, Alexandria Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Juanita L. Jennings**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th Day of August, 2026.

Alexandria Bryant
Notary Public

My Commission Expires: 05-08-2029

ALEXANDRIA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/8/2029

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 8/28/2026 (date of document).

Affiant Signature

8/28/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

