WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 98237 DEEDWARR
05/30/2018 12:52:33 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20180530-0051498

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Carleen Stephenson and Hugh Gordon	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1905 Isabelle Lane (NAME)	← Same (NAME)	
Antioch, TN 37013 (ADDRESS)	(ADDRESS)	163160A12100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Trinii Enterprises, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carleen Stephenson and Hugh Gordon** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. 241 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements as shown n Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown of record in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 1905 Isabelle Lane, Antioch, TN 37013

Being the same property conveyed to Trinii Enterprises, LLC by virtue of that certain Warranty Deed dated December 29, 2017, and being of record at Instrument No. 20180103-0000974 in the amount of $120,404.03 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Carla Ruth Hart Jenkins by virtue of Warranty Deed dated August 10, 2010 at Instrument No. 20100816-0064442 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1905 Isabelle Lane Antioch, TN 37013
(House Number) (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.

Witness my hand this 25th day of May, 2018.

Martin L. Espinosa Managing Member

Martin L. Espinosa, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Martin L. Espinosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Trinii Enterprises, LLC the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal at office this 25th day of May, 2018.

Notary Public

My Commission Expires: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY