Karen Johnson Davidson County
Batch# 206367 DEEDWARR
03/15/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20190315-0023840

34671

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jenkins, Trustee of the William F. Jenkins Trust U/A/D January 4, 2018	JP Morgan Chase Bank, N.A.	
(NAME)	(NAME) 1111 Polaris Parkway	128120A19200CO
(ADDRESS)	(ADDRESS) Columbus, OH 43240	
(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, **Jerrilyn Boyd-Hadley, single**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Jenkins, Trustee of the William F. Jenkins Trust U/A/D January 4, 2018,** 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. 3008 of Building 20, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve, Section 20, Phase 1D, a horizontal property regime established by Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 46 of record in Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amendment No. 46 to the Master Deed of record in Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerrilyn Boyd-Hadley, unmarried by deed dated June 26, 2008 from William L. Davis, unmarried of record in Instrument No. 20080627-0066480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20011011-0110875, 20040716-0084990, 20011001-01080054, 20010116-0004521, Book 5074, Page 856-945, Instrument No. 20000720-0071573, Instrument No. 20010112-0003836, 20010112-0003839, 20000330-0032081, 20001103-0109348, 20000915-00-91869, 20001103-0109348, 20140924-0087653, and 20180611-0055669, and all other matters of record, including all items set out on any applicable plat of record.

FOR INFORMATION PURPOSES ONLY: 320 Old Hickory Blvd., #3008, Nashville, TN 37221

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 14th day of March, 2019.

Jerrilyn Boyd-Hadley by: Leneiva Head attorney-in-fact

Jerrilyn Boyd-Hadley, by Leneiva Head, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

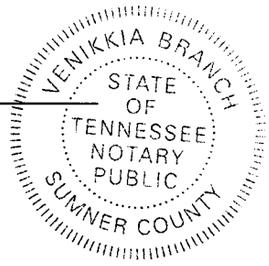
Personally appeared before me, Venikkia Branch, a Notary Public, in and for said State and County, Leneiva Head, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jerrilyn Boyd-Hadley and acknowledged that she executed the same as the free act and deed of the said Jerrilyn Boyd-Hadley.

WITNESS my hand and official seal at office this 14th day of March, 2019.

VB

Notary Public

My Commission Expires: 9/25/19



True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

