# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 213080 DEEDWARR
04/02/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20190402-0029952

**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 |
|---|---|---|
| Jenkins Properties, GP | Jenkins properties, GP | 07107006600 |
| Attn: Kelly Adams (NAME) | Attn: Kelly Adams (NAME) | |
| 3100 West End Ave. (ADDRESS) | 3100 west End Ave. (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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, **Vickie Marshall Jenkins and Alvin Stein Stokes Jr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenkins Properties, GP,** HEREINAFTER CALLED THE GRANTEE, IT'S 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 the northerly part of Lot No. 16 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S. M. McMurray Company, Engineers, dated May 10, 1950, as follows:**

**Beginning on the southerly margin of Old Trinity Lane at a point 60 feet east of the northeast corner of the property conveyed to Leland Mabry and wife, by deed from Ezell Dickerson and wife, of record in Book 2439, Page 181, Register's Office for said County, being a corner of Lots Nos. 15 and 16 on said unrecorded plan; thence with the line between said two lots, Southerly 129 feet to a corner of Lots Nos. 6 and 7 on the Plan of Linda Jacob Subdivision, Section 1, of record in Book 2083, Page 7, said Register's Office; thence South 88 degrees East, 60 feet to the corner of Lots Nos. 5 and 6 on said recorded subdivision and Lots 16 and 17 on said unrecorded subdivision; thence with the line between Lots Nos. 16 and 17, Northerly 129 feet to the southerly margin of Old Trinity Lane; thence with the same, Westerly 60 feet to the beginning.**

**FOR INFORMATION PURPOSES ONLY: 114 Old Trinity Lane, Nashville, TN 37207**

Being the same property conveyed to Vickie Marshall Jenkins and Alvin Stein Stokes, Jr. by virtue of that certain Quit Claim Deed dated November 17, 2017, and being of record at Instrument No. 20171117-0118245 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Alvin Stokes, Jr. by virtue of Warranty Deed dated May 31, 2013 at Instrument No. 20130605-0056770 in the amount of $59,000.00 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 114 Old Trinity Ln Nashville, TN 37207
(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 1st day of April, 2019.

**Vickie Marshall Jenkins**

**Alvin Stein Stokes Jr**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified **Vickie Marshall Jenkins and Alvin Stein Stokes Jr**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2019.

Notary Public

My Commission Expires: 09/25/2019

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019