WARRANTY DEED

Karen Johnson Davidson County
Batch# 223327 DEEDWARR
04/29/2019 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190429-0039150

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 25th day of April, 2019

Notary Public
My Commission expires: 11-8-21 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jenkins Properties	New Owner	071-07-0 Parcel 008.00
3100 West End Avenue		
Nashville, TN 37203	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Selena Sue Thackston, a married woman also known as Selina Sue Thackston and Landon Edward Pharris, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jenkins Properties**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee, to-wit:

The westerly 50 feet of Lot 13, Plat of T.J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, Page 97, in the Register's Office of Davidson County, Tennessee.

Said part of Lot 13 fronts 50 feet of the northerly side of Trinity Lane and runs back between parallel lines with the easterly margin of Meadow Avenue 200 feet to a dead line.

Also being all of the same property conveyed to Selena Sue Thackston by deed from Karen Lee Adcox of record in Instrument No. 20140709-0060403, dated 07/09/2014, Register's Office for Davidson County. Also being all of the same property conveyed to Selena Sue Thackston by deed from Dora Lilia Simpson of record in Instrument No. 20140709-0060404, dated 06/30/2014, Register's Office for said County. Also being all of the same property conveyed to Karen Lee Adcox, Selena Sue Thackston, Dora Lilia Simpson, Billy Dale Pharris and Landon Edward Pharris by deed from James Eldon Pharris of record in Instrument No. 20131204-0123573, dated 11/26/2013, Register's Office for said County. Also being all of the same property conveyed to James Pharris by deed from Brian Jernigan, Trustee, of record in Instrument No. 20130715-0073150, dated 07/15/2013, Register's Office for said County. Also being all of the same property conveyed to Brian Jernigan, Trustee of the Pharris Family Trust by deed from Jim Crossman a/k/a James A. Crossman of record in Instrument No. 20090420-0035598, dated 04/20/2009, Register's Office for said County. Also being all of the same property conveyed to Jim Crossman by deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20090420-0035597, dated 04/20/2009, Register's Office for Davidson County, Tennessee.

Note: Selena Sue Thackston and Selina Sue Thackston are one and the same person

Note: This property is not the residence, personal, marital, or otherwise of either Grantor.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1, Page 134, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 563, Register's Office for Davidson County, Tennessee.

This is improved property known as: **135 Old Trinity Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 24th, 2019.

Selena Sue Thackston

Selina Sue Thackston

Landon Edward Pharris

Landon Edward Pharris

STATE OF Kentucky
COUNTY OF Jefferson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Selina Sue Thackston** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 24th, 2019

Notary Public

My commission expires 9/7/19

ERIC BALDWIN
Notary Public
State at Large
Kentucky
My Commission Expires Sep 7, 2019

STATE OF
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Landon Edward Pharris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25th, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY