Karen Johnson Davidson County
Batch# 274485 DEEDWARR
08/21/2019 10:59:49 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20190821-0083930

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $999,999.00.

April W. Zlidarman
Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 6th day of August, 2019.

Notary Public
My Commission Expires: June 13, 2022.

2019-138

Address of New Owner:	Send Tax Bills to:	Tax Information:
Billy J. and Erin C. Jenkins	Triumph Mortgage	
4000 Nebraska Avenue	1125 E Schilling Blvd. Suite 107	104-01-0-175.00
Nashville, TN, 37209	Collierville, TN 38017	

WARRANTY DEED

For and in 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

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Billy J. Jenkins and Erin C. Jenkins, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of the West End Annex, of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 76.5 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines with the westerly margin of 40th Avenue North 158.3 feet to an alley in the rear.

Being the same property conveyed to Jenkins Development Company, LLC, a Tennessee limited liability company by Warranty deed from Gary T. Keith, a married man of record in Instrument No. 20180912-0090493 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 12, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4000 Nebraska Avenue, Nashville, TN 37209.**

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

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 our hands this 6th day of August, 2019.

Jenkins Development Company, LLC

By: Billy Joel Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Joel Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Jenkins Development, LLC, a Tennessee limited liability company, and that he is authorized by Jenkins Development, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

