

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOLLACE R. MCKINLEY AND MYRNA MCKINLEY	New Owner	**136-13-0-075.00**
(NAME) **212 SAILBOAT DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37317**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, FARRAH YOUNG, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF CAROL JENKINS,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOLLACE R. MCKINLEY AND MYRNA MCKINLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 557, as shown on the map entitled Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAROL JENKINS, MARRIED, by deed from GREGORY MYERS, of record as Instrument No. 20040709-0081684, dated July 2, 2004, said Register's Office. CAROL A. JENKINS, also known as CAROL JENKINS, A MARRIED WOMAN and joined by her spouse SAUL B. JENKINS, conveyed said property to SAUL B. JENKINS AND CAROL A. JENKINS, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20061016-0128065, dated September 22, 2006, said Register's Office. Said property was divested out of Saul B. Jenkins and now vested solely into Carol A. Jenkins by Final Decree of Divorce dated February 24, 2016 between Carol Ann Jenkins vs. Saul Berry Jenkins, Jr. in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15-D2356. The said Carol A. Jenkins having since died testate on or about September 7, 2016. FARRAH YOUNG, EXECUTOR OF THE ESTATE OF CAROL JENKINS has full power to convey said property pursuant to the Last Will and Testament of Carol Jenkins of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P2084.

This conveyance is subject to matters shown on the Plan of record in Book 4175, page 33; Restrictions of record in Book 4268, page 302, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **212 SAILBOAT DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 275532 DEEDWARR
08/22/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190822-0084739

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 our hands this 20th day of August, 2019.

Farrah Young

FARRAH YOUNG

Farrah Young, Executor

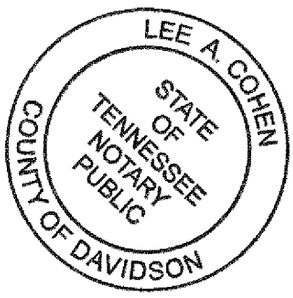
FARRAH YOUNG, EXECUTOR OF THE ESTATE OF CAROL JENKINS

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 **FARRAH YOUNG individually and as Executor of the Estate of Carol Jenkins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of August, 2019.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)