Karen Johnson Davidson County
Batch# 275610 DEEDWARR
08/23/2019 08:50:47 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20190823-0084839

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Victor Todd Jenkins
Lauren Michelle Jenkins
115 Kennett Road
Old Hickory, TN 37138

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 054-14-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Evan A. Vutsinas and wife, Rita A. Vutsinas, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Victor Todd Jenkins and wife, Lauren Michelle Jenkins, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section 4, Brandywine Farms of record in Plat Book 3700, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evan A. Vutsinas and wife Rita A. Vutsinas , Joint tenancy with rights of survivorship, not as tenants in common by Quit Claim Deed for Tennessee deed from Evan Vutsinas, not married and Rita Byrd, not married of record in Instrument No. 20151222-0128584 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 22, 2015. Deed of Correction recorded

This is improved property known as: **115 Kennett Road, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 6th day of September, 2019.

WITNESS MY HAND on this the 22nd day of August, 2019

Evan A. Vutsinas

Evan A. Vutsinas

Rita A. Vutsinas

Rita A. Vutsinas

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Evan A. Vutsinas and Rita A. Vutsinas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of August, 2019.

NOTARY PUBLIC

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/26/22

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $685,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of August, 2019.

NOTARY PUBLIC

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/26/22

File No: 190375