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 $956,000.00.

Karen Johnson Davidson County
Batch# 293198 DEEDWARR
09/30/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,537.20
20190930-0099385

Affiant

Subscribed and sworn to before me this 27th day of September, 2019.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 11-5-19

2019-215

Address of New Owner:	Send Tax Bills to:	Tax Information:
David and Sarah Mansouri	New Owner	
4001 Nebraska Avenue		104-01-0-271.00
Nashville, TN, 37209		

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

David Mansouri and Sarah Mansouri, 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 the Northeasterly part of Lot No. 46, on the Map of West End Annex as Subdivided by Sylvan Park Land Company, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 46 fronts 63.00 feet on the Southerly side of Nebraska Avenue and runs back between parallel lines 108.0 feet, to a line in the rear, which measures 63.0 feet thereon.

Being the same property conveyed to Jenkins Development Company, LLC, a Tennessee limited liability company by Warranty deed from Ivan Kanski, unmarried and Kelly Kanski, unmarried of record in Instrument No. 20190129-0008469 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 29, 2019.

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

This is improved property located at **4001 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

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 27th day of September, 2019.

Jenkins Development, LLC

By: Billy Joel Jenkins
Is: 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 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 27th day of September, 2019.

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

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

