Karen Johnson Davidson County
Batch# 304845 DEEDWARR
10/23/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20191023-0108711

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00.

Affiant

Subscribed and sworn to me on October 21, 2019.

NOTARY PUBLIC

My Commission Expires: 1/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31155

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph C. Jenkins and Shirley Carter 804 Northstar Court Old Hickory, TN 37138	New Owners	043-04-0A-043.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Trust Custom Homes, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Joseph C. Jenkins, unmarried, and Shirley Carter, unmarried, as Tenants In Common, with right of survivorship,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of First Revision, River Landing Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, of record in Plat at Instrument No. 20060728-0091763 and revised in Instrument No. 20060918-0115492, 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 Trust Custom Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Mark Capers and Chevelle Capers, husband and wife, of record on September 1, 2016 in Instrument No. 20160901-0092176, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties and taxes and assessments for subsequent years, not yet due and payable.
2. All matters shown on the Plan of record as Instrument Number 20060728-0091763 and revised in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060502-0050264, amended in 20060620-0073693 and 20060815-0100349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, Instrument No. 20170413-0036210, Instrument No. 20180416-0035510 and Instrument No. 20180817-0081820, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and Drainage Easement of record in Book 8274, Page 619 and 624, Book 9411, Pages 730, 739 and 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee.
5. Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee.
6. Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.
7. Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee.
9. Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee.
10. Assignment of Developer Rights of record in Instrument Number 20180416-0035510, in the Register's Office for Davidson County, Tennessee.
11. Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, in the Register's Office for Davidson County, Tennessee.
12. Subject to rights of others in and to the common areas and/or elements.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 804 Northstar Court, Old Hickory, TN 37138.

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 does 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

****SIGNATURES COMMENCE ON PAGE 3****

WITNESS my/our hand(s) this 21st day of October, 2019.

Trust Custom Homes, LLC, a Tennessee limited liability company

BY: Mina Abdelmalak

Mina Abdelmalak
Its: Authorized Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Mina Abdelmalak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Member of Trust Custom Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of Trust Custom Homes, LLC, a Tennessee limited liability company, by himself as said Authorized Member.

Witness my hand and official seal on October 21, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

I, Venikka Branch, 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

Certificate of Authenticity

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021