WARRANTY DEED

Karen Johnson Davidson County
Batch# 327521 DEEDWARR
12/10/2019 02:02:37 PM 3 pgs
Fees: $18.00 Taxes: $998.63

20191210-0127371

W-VP-19-154

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jean Carolyn Johnson	new owner	
(NAME)	(NAME)	**143-03-0D-154.00**
154 Harpeth Trace Smt #154		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK JENKINS AND CATHY JENKINS AND MARK E. JENKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEAN CAROLYN JOHNSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 154 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Plat Book 5050, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, page 751, Register's Office for said County, and Plan Administrative By-Laws as attached thereto, included without limitation such unit's undivided percentage interest in the land and general common elements; SUBJECT HOWEVER; to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the plan and Administrative By-laws, thereunto attached and to the rules and regulations. SUBJECT FURTHER, to all the provisions, conditions, restrictions, burdens and undertakings contained in a certain Declaration of Covenants and Restrictions contained in the Charter of the Harpeth Trace Services Association of record in Book 5120, Page 199, and to which further reference is made in Book 5120, Page 918, Register's Office for Davidson County, Tennessee.
SUBJECT FURTHER, to established easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now established over, through or upon the property and building thereon, or to serve some or all of the units therein, and real estate taxes for the current year.

Being the same property conveyed to Lou E. Jenkins by Warranty Deed from Elizabeth G. Pickle, a widow of record in Instrument No. 200002100013654 Register's Office for Davidson County, Tennessee, dated February 1, 2000 and recorded on February 10, 2000.

The said Lou E. Jenkins having since died intestate on May 26, 2011. The said property passing by intestacy to her surviving heirs at law, Cathy Jenkins, Jack Jenkins, and Mark E. Jenkins, as evidenced by Affidavit's of Heirship of Record in Instrument Numbers 20110826-0066227 and 20191210-0127370 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Harpeth Trace Condominium of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee.
- Restrictive covenants of record in Book 5120, Page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, Page 199, amended in Book 6556, page 693, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Condominiums of record in Book 8052, Page 512, in the

Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, pages 690 and 694, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Easement for access of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **154 Harpeth Trace Smt #154, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF DECEMBER, 2019.

Jack Jenkins

Cathy Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2019.

Mark E. Jenkins

STATE OF MA
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E. JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2019.

Notary Public
My Commission Expires: 10-22-21
(SEAL)

JENNIFER S. PROVOST
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
OCT 22 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212