Karen Johnson Davidson County
Batch# 338643 DEEDWARR
01/06/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200106-0001182

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~WILLIAMSON~~ GARLAND
The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

John F. Jenkins
Affiant

Subscribed and sworn to before me, this the 1st day of January, 2020.

Margie A. Cash
Notary Public

My commission expires: 7-10-22

MARGIE A CASH
NOTARY PUBLIC
GARLAND COUNTY, ARKANSAS
COMM. EXP. 07/10/22
COMMISSION NO. 12388668

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Katherine Goodall	**New Owner**	**092-16-0E-073.00-C**
350 Warren St., Unit 405		
Jersey City, NJ 07302		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John F. Jenkins and Delores B. Jenkins, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Goodall, married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 912, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument 20060222-0020964, as amended and restated in Instrument 20071212-0143307 and First Amendment in Instrument 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 188, which was transferred from the grantor herein to the grantor herein as a Limited Common Element appurtenant to the said Unit 912 by quitclaim deed dated June 24, 2013 of record in Instrument No. 20130712-0072257, said Register's Office.

Being the same property conveyed to John F. Jenkins and Delores B. Jenkins, husband and wife by Warranty deed from Shannon M. Gleason and Austin G. Gleason, wife and husband, of record in Instrument No. 20120410-0030437 Register's Office for Davidson County, Tennessee, dated April 2, 2012 and recorded on April 10, 2012. (Value of consideration shown in aforementioned deed $310,000.00

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 900 20th Avenue South, Unit 912, Nashville, TN 37212.

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 HANDS EFFECTIVE AS OF 1st day of January, 2020:

John F. Jenkins

Delores B. Jenkins

STATE OF ~~TENNESSEE~~ ARKANSAS)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF ~~WILLIAMSON~~ GARLAND)

Personally appeared before me, a Notary Public of said County and State, **John F. Jenkins and Delores B. Jenkins**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of January, 2020.

My Commission Expires: 7-10-22

Margie A. Cash
Notary Public

MARGIE A CASH
NOTARY PUBLIC
GARLAND COUNTY, ARKANSAS
COMM. EXP. 07/10/22
COMMISSION NO. 12388668

20191822R

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

