Karen Johnson Davidson County
Batch# 354067 DEEDWARR
02/05/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200205-0013530

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth A Jenkins Sr.	SAME AS	053080A01600CO
(NAME)	(NAME)	
121 Calli's Lane	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(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 considerations, the receipt of which is hereby acknowledged, I/we Jeanie R. Yarbrough, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kenneth A Jenkins Sr. and Brenda Jean Jenkins, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 2133 on the Plan of Lakeshore Pointe Condominiums, Phase One, of record in Book 9700, Page 704, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete accurate description.

Being the same property conveyed to Jeanie R. Yarbrough, an unmarried woman, by Warranty Deed from Connie McGahey Elder and husband, Grady LaVaughn Elder, filed for record on July 9, 2015 at Instrument Number 20150709-0066623, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 9700, Page 704 amending Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11053, Page 690, amended in Instrument No. 201210050091619, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2133 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 561571
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 31st day of October, 2019.

Jeanie R. Yarbrough

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanie R. Yarbrough, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2019.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County