Name and Address of New Owner and
Send Tax Bills To:
Joshua Jenkins and Julie Jenkins
1508 Gartland Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 396873 DEEDWARR
05/07/2020 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,098.64
20200507-0047595

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 083-09-0-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1508 Gartland Avenue, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Jenkins and Julie Jenkins, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to 1508 Gartland Avenue, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Kevin Gan, unmarried, and Parvinder Thiara, unmarried, dated June 5, 2015 and recorded September 25, 2015 as Instrument No. 20150925-0097455, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2020.

1508 Gartland Avenue, LLC, a Tennessee Limited Liability Company

By: _____
Kevin Gan, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of April, 2020, before me personally appeared Kevin Gan, Authorized Signatory for 1508 Gartland Avenue, LLC, a Tennessee Limited Liability Company, 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 executed the within instrument for the purposes therein contained. This Warranty Deed was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand this 30th day of April, 2020.

_____
Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $567,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 30th day of April, 2020.

_____
Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05

True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021