STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$275,000.00** (Two Hundred Seventy Five Thousand).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Karen Johnson Davidson County
Batch# 429928 **DEEDWARR**
07/01/2020 04:18:33 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200701-0071609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Wiseman 247 Highland Villa Circle Nashville, TN 37211	New Owner	161140B24700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHERRIE LYNETTE JENKINS, TRUSTEE OF THE SHERRIE LYNETTE JENKINS REVOCABLE LIVING TRUST DATED MAY 8, 2019** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN WISEMAN, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING land in Davidson County, Tennessee, being Unit No. 247, on the plan of Highland Villa, a Horizontal Property Regime, to and established by the Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the condominium, the rights and obligations of the Declarant and the Unit Owners, and the bylaws of the Association of Owners.

Being the same property conveyed to Sherrie Lynette Jenkins Revocable Living Trust by deed from Sherrie Lynette Jenkins of record in Instrument No. 20190509-0043739, dated May 8, 2019 and recorded May 9, 2019, Register's Office for Davidson County, Tennessee.

Being also known as 247 Highland Villa Circle, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **247 HIGHLAND VILLA CIRCLE** **NASHVILLE, TN 37211**

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. Whenever 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, this 1st day of July, 2020

Sherrie Lynette Jenkins Revocable Living Trust dated May 8, 2019

BY: _____
Sherrie Lynette Jenkins, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherrie Lynette Jenkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the **Sherrie Lynette Jenkins Revocable Living Trust dated May 8, 2019**, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 1st day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

_____
Notary Public

Commission Expires: _____