Karen Johnson Davidson County
Batch# 435593 **DEEDWARR**
07/10/2020 03:07:25 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20200710-0075748

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of JUNE, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2021

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NATHANIEL COLE ABSHIER	**New Owner**	**094-05-0-044.00**
909 South 13th Street		
Nashville, TN 37206-3128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAKEYA C. MILLER, now known as MAKEYA C. JENKINS AND JAMIE JENKINS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHANIEL COLE ABSHIER, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 111, as shown on the map entitled Revision of a Part of Section One, Revised Shelby Heights, of record in ~~Book 2330, page 151, as amended in Book 2330, page 171, and~~ Book 2854, page 69, ~~and corrected in Book 3132, page 493~~, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAKEYA C. MILLER, UNMARRIED, by deed from JERRY B. NAIL, MARRIED, AND JOSEPH P. NICK, UNMARRIED, of record as Instrument No. 20060323-0033399, dated March 16, 2006, said Register's Office.

MAKEYA C. MILLER is now known as MAKEYA C. JENKINS.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YSBTC20909

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 909 South 13th Street, Nashville, TN 37206-3128.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 29th day of June, 2020.

MAKEYA C. JENKINS

JAMIE JENKINS

State of Tennessee)

County of Davidson)

On this 19th day of JUNE, 2020, before me personally appeared, **MAKEYA C. JENKINS AND JAMIE JENKINS, WIFE AND HUSBAND** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 3-8-22 Jacqueline G Brown
Notary Public

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY