Name and Address of New Owner:
Chandler Fisher
308 Radnor Lane
Nashville, TN 37211

Send Tax Bills To:
New Owner

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

Map & Parcel No: 119-14-0-276

Karen Johnson Davidson County
Batch# 441607 DEEDWARR
07/21/2020 11:44:00 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200721-0080007

**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, **Julie Jenkins and Joshua Jenkins, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chandler Fisher,*** "the Grantee," the following described real estate in Davidson County, Tennessee:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Pleasant View Subdivision of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 50 feet on Radnor Street, formerly Beymer Street, and extends back between parallel lines 174 feet to a dead line in the rear at a 12 foot alley.

Being the same property conveyed to Julie Jenkins by Deed dated April 17, 2014 from Wells Fargo Bank, N.A., as Trustee on behalf of the registered holders of Morgan Stanley ABS Capital I Trust 2005-WMC5, Mortgage Pass-Through Certificates, Series 2005-WMC5, recorded April 22, 2014, in Instrument Number 20140422-0033565, in the Register's Office for Davidson County, Tennessee.

Joshua Jenkins hereby joins in this conveyance to transfer any interest that he may have in the property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 1st day of July, 2020.

Julie Jenkins

Joshua Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of July, 2020, before me personally appeared Julie Jenkins and Joshua Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 1st day of July, 2020.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $420,000.00, 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 1st day of July, 2020.

Notary Public
My commission expires:_____

