This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8650-DJ

Karen Johnson Davidson County
Batch# 486672 DEEDWARR
09/30/2020 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200930-0112690

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2020.

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terry McDonald and Rachel McDonald 224 Ashawn Blvd Old Hickory TN 37138	New Owner	044-15-0-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joe R. Jenkins, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terry McDonald and wife, Rachel McDonald**, hereinafter called the Grantees, their heirs and 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 Lot No. 246 on the plan of Section "A", Village of Old Hickory, according to survey and plat of same appearing of record in Plat Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point on the westerly margin of Cleves Street, at the common corner of Lots Nos. 246 and 247; thence with the line between said lots westwardly 88.1 feet to a point, the common corner of said lots and of lots 258 and 259; thence with the line between lots 258 and 246, northwardly 60.4 feet to a point on the south margin of Eighth Street; thence with the margin of said street, eastwardly 78.1 feet to the beginning of a curve; thence along said curve, southeastwardly 15.7 feet to a point on the westerly margin of Cleves Street; thence with the margin of same southwardly 50.4 feet to the beginning.

Being the same property conveyed to Joe R. Jenkins and wife, Carol S. Jenkins by Warranty Deed from James N. Jones and wife, Sara Elizabeth Jones, dated August 24, 1964, recorded August 28, 1964, of record in Book 3806, page 620, Register's Office for Davidson County, Tennessee. The said Carol S. Jenkins having since died on September 6, 2017, property vesting in Joe R. Jenkins by operation of law as sole surviving heir in the entirety.

This is improved property located at: **800 Cleves Street, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2020.

GRANTOR:

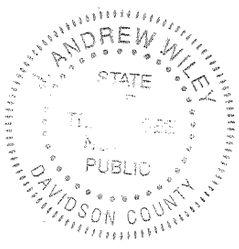
Joe R. Jenkins

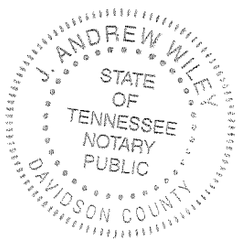
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe R. Jenkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2020.

Notary Public
My Commission expires: NOV 0 8 2021





True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

