Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2113

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2020

Notary Public

Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 493682 DEEDWARR
10/12/2020 08:35:55 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20201012-0117967

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roy Foster and Jazmin Lee 532 Lemont Drive Nashville, TN 37216	NEW OWNER	061-01-0-042.00

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,

James Jenkins and Rachel Jenkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roy Foster and Jazmin Fay Lee, husband and wife

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. 304 on the Plan of Gra-Mar Acres, Section II, as of record in Book 2663, Page 113, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly side of Lemont Drive at the corner of Lot Nos. 303 and 304; thence with the line between said two lots easterly 174.3 feet to the corner of Lot Nos. 302, 303 and 304; thence with the line between Lot Nos. 302 and 304 northeasterly 155.4 feet to the corner of Lot Nos. 301, 302 and 304; thence with the line between Lot Nos. 301 and 304 northerly 31.6 feet; thence North 88 degrees 02 minutes West 235 feet to the easterly margin of Lemont Drive; thence with the same southerly 212.3 feet to the beginning.

Being the same property conveyed to Franklin Jenkins and wife, Barbara Jenkins, by Warranty Deed from Jo Doris Waggoner, unmarried, of record in Instrument No. 20060706-0081077, Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 6, 2006.

Franklin Jenkins predeceased Barbara Jenkins, December, 2012, leaving her surviving tenant by the entirety. Barbara Jenkins died on or about November 06, 2018, leaving her son James Jenkins and granddaughter, Rachel Jenkins as all of her heirs-at-law of Barbara Jenkins, deceased, see Affidavit of Heirship in Instrument No. 20190315-0023630, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-SP-SR-20532

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 532 Lemont Drive, Nashville, TN 37216

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of October, 2020.

James Jenkins

Rachel Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Jenkins and Rachel Jenkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of October, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

(Notary Seal)

Notary Public
My Commission Expires: _____