Karen Johnson Davidson County
Batch# 684420 DEEDWARR
07/27/2021 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0100629

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2020-09-272

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEVERLY LAVERNE JENKINS AND JOYCE MAYFRED JENKINS	BEVERLY LAVERNE JENKINS AND JOYCE MAYFRED JENKINS	059 160010.00
2513 GARDNER LANE NASHVILLE, TN 37207	2513 GARDNER LANE NASHVILLE, TN 37207	

For good consideration, I (We) **BEVERLY LAVERNE JENKINS AND MAYFRED JOYCE JENKINS, ALSO KNOWN AS JOYCE MAYFRED JENKINS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 2513 GARDNER LANE, NASHVILLE, TN 37207, hereby bargain, deed and convey to **BEVERLY LAVERNE JENKINS AND JOYCE MAYFRED JENKINS, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 2513 GARDNER LANE, NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE MAP OF HAYNES HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331, PAGES 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 100 FEET ON THE EAST SIDE OF GARDNER LANE, AND RUNS BACK 327.4 FEET ON THE NORTH LINE, AND 325.6 FEET ON THE SOUTH LINE, TO A DEAD LINE MEASURING 100 FEET THEREON.

Being the same property conveyed to Beverly Laverne Jenkins and Mayfred Joyce Jenkins, as joint tenants with right of survivorship from Robert Greene, Trustee by Quit Claim Deed dated January 8, 2021 and recorded January 8, 2021 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20210108-0003911.

APN: 059 160010.00

Property Address: 2513 GARDNER LANE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 27th day of May 2021.

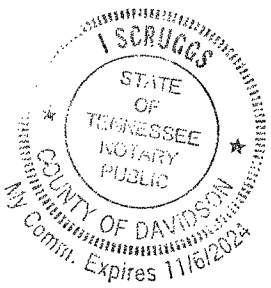
Beverly LaVerne Jenkins
BEVERLY LAVERNE JENKINS

Mayfred Joyce Jenkins A/K/A Joyce Mayfred Jenkins
MAYFRED JOYCE JENKINS
A/K/A JOYCE MAYFRED JENKINS

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 27th day of May 2021, before me personally appeared **BEVERLY LAVERNE JENKINS AND MAYFRED JOYCE JENKINS, A/K/A JOYCE MAYFRED JENKINS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Notary Public
My Commission Expires: 11/06/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $ 0

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 27th day of May, 2021.

Notary Public
My Commission Expires: 11/06/2021

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Name and address for person(s) responsible for taxes:
BEVERLY LAVERNE JENKINS AND JOYCE MAYFRED JENKINS
2513 GARDNER LANE
NASHVILLE, TN 37207

Name and Address of property owner:
BEVERLY LAVERNE JENKINS AND JOYCE MAYFRED JENKINS
2513 GARDNER LANE
NASHVILLE, TN 37207

Tennessee Certification of Electronic Document

I, Kristen Carlisle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/27/2021 (date of document).

Kristen Carlisle
Affiant Signature

7/23/2021
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 23 day of JULY, 2021.

Amanda Marie Muller
Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

