# WARRANTY DEED

Karen Johnson Davidson County
Batch# 696632 DEEDWARR
08/13/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20210813-0109327

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OFAUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIX SEAL

**THIS INSTRUMENT WAS PREPARED BY:**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Lifestyle Home Builders | Same address | |
| (NAME) | (NAME) | 07111018500 |
| 808 Harpeth Trace Place | as New Owner | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Jacqueline A. Jenkins, a single person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lifestyle Home Builders ,** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Gatewood Subdivision, Section One, as of record in Plat Book 4885, Page 10, Register's Office for said County and State to which said plan reference is hereby made for a more complete legal description of said lot.**

**Being the same property conveyed to Jacqueline A. Jenkins, by virtue of that certain Special Warranty Deed dated February 20, 2009, and being of record at Instrument No. 20090306-0020342 in the Register's Office of County, Tennessee.**

**Seller warrants that the above described property is not her primary residence, and has been used for investment purposes only.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4885, Page 10, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 331 Gatewood Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 11th day of August, 2021.

Jacqueline A. Jenkins

**Jacqueline A. Jenkins**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jacqueline A. Jenkins** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2021.

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

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/11/21 (date of document).

Jennifer L. Pennell

8/11/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

