WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$429,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 16, 2021

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Lee D Jenkins and Catherine C Jenkins	**Lee D Jenkins and Catherine C Jenkins**	
(NAME)	(NAME)	098-02-0A-046.00
7213 Rising Fawn Trail, Lot 46	**7213 Rising Fawn Trail, Lot 46**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 702094 DEEDWARR
08/20/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20210820-0113001

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Riverwood Builders Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee D Jenkins and Catherine C Jenkins, 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 number 46 on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Diamond Corp by Deed in Instrument 20190104-0001282 on 1/4/2019.
Further conveyed to Ridge Trust by Deed in Instrument No. 20191230-0134396 on 12/30/2019.
Then conveyed to Diamond Corp in Instrument No. 20200107-0002149 on 1/7/2020.
Next conveyed to Ridge Trust by Deed in Instrument No. 20201231-0154987 on 12/31/2020.
Finally conveyed to Riverwood Builders in Instrument No 20210120-0008200 on 1/20/2021.

unimproved ☐
This is improved ☒ property, known as **7213 Rising Fawn Trail, Lot 46, Hermitage, TN 37076**
(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/our hand(s) this **16th day of August, 2021.**

Riverwood Builders, LH Rushing, President

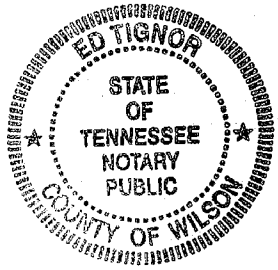
STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LH Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Riverwood Builders the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **16th day of August, 2021.**

Notary Public. My Commission Expires:



MY COMMISSION EXPIRES:
JUNE 07, 2022

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 8/16/2021 (date of document).

Affiant Signature

8/20/2021
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

