(1)

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 808897 DEEDWARR
02/22/2022 10 25:52 AM 2 pgs
Fees: $13.00 Taxes: $2,321.75

20220222-0019742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	
(NAME)	(NAME)	
2317 Cruzen St.		117 15 0 131.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **TIMOTHY K. JENKINS, TRUSTEE OF THE JENKINS LIVING TRUST DATED AUGUST 28,1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 15 on the Map of Birdhaven, as of record in Book 1130, Page 30, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 75 feet on the Westerly side of Oriole Place and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Marian H. Jenkins, Trustee, or her successors in trust, under the revocable Jenkins Living Trust, dated August 28, 1997, and any amendments thereto by Warranty Deed from Marian Hontz Jenkins, being one and the same as Marian H. Jenkins of record in Book 11669, Page 804, Register's Office of Davidson County, Tennessee, dated September 17, 1999 and recorded on September 21, 1999. The said Marian H. Jenkins died testate on April 21, 2017.

Being the same property devised to Timothy K. Jenkins, Trustee of the Jenkins Living Trust dated August 28, 1997 and any amendments thereto, by the Last Will and Testament of Marian H. Jenkins, as shown in Case No. 17P1107, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated September 16, 1999 and filed for record on June 20, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 4103 Oriole Pl., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 18 day of February, 2022.

JENKINS LIVING TRUST DATED AUGUST 28, 1997

BY: Timothy K. Jenkins

TIMOTHY K. JENKINS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Timothy K. jenkins with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Jenkins Living Trust Dated August 28, 1997, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 18 day of February, 2022.

Commission expires: 4/27/2025

Notary Public

