Karen Johnson Davidson County
Batch# 810959 DEEDWARR
02/24/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20220224-0021046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 4/30/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Amelia White and Melissa M. Wolf	Same as New owners	25-7-10
(NAME)	(NAME)	
317 Rosehill Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220118

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, Cathey C. Jenkins hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey their life estate and Gerry Lisa Jenkins Osborne and Tami Lee Jenkins Swindell, also GRANTORS do transfer and convey their fee unto Amelia White and Melissa M. Wolf, spouses married to each other**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 78 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bobby G. Jenkins and wife, Cathey C. Jenkins by Warranty Deed from David B. Durham and wife, Helen B. Durham, dated May 1, 1967, and filed of record in Book 4126, page 991, Register's Office for Davidson County, Tennessee. Bobby G. Jenkins and wife, Cathey C. Jenkins conveyed said property by Quitclaim Deed to Bobby G. Jenkins and wife, Cathey C. Jenkins and the survivor of them for life and the remainder to Gerry Lisa Jenkins Osborne and Tami Jenkins Swindell, dated November 12, 2010 and filed of record in Instrument No. 20101117-0091997, said Register's Office.

The said Bobby G. Jenkins having since died on February 11, 2022.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3398, page 479, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 317 Rosehill Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of February, 2022

Cathey C. Jenkins by Tami Swindell, Attorney in fact
Cathey C. Jenkins
By Tami Jenkins Swindell, Attorney-in-Fact

Gerry Lisa Jenkins Osborne by Tami Swindell Attorney in fact
Gerry Lisa Jenkins Osborne
By Tami Swindell, Attorney-in-Fact

Tami Lee Jenkins Swindell
Tami Lee Jenkins Swindell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Tami Jenkins Swindell aka Tami Swindell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cathey C. Jenkins and Gerry Lisa Jenkins Osbourne, and who acknowledged that she executed the same as the free act and deed of Bobby G. Jenkins, Cathey C. Jenkins and Gerry Lisa Jenkins Osbourne.

Witness my hand, at office, this 11th of February, 2022.

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 3/25/25

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tami Lee Jenkins Swindell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of February, 2022.

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 3/25/25

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **Feb. 11, 2022**.

Affiant Signature

2/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **February**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)