RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6176-2022

Karen Johnson Davidson County
Batch# 830348 DEEDWARR
03/29/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220329-0036061

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of March 2022.

NOTARY PUBLIC

My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Decosta Jenkins, Sr. and Decosta Jenkins, Jr. and Elizabeth Willoughy 1020 Tabitha Lane Nashville TN 37138	Same address as new owner 1020 TABITHA LANE NASHVILLE TN 37138	63-04-0A-069.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED TEN THOUSAND AND 00/100 Dollars ($810,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TALITHA DAVIS AND GALEN DAVIS, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DECOSTA JENKINS, JR. AND ELIZABETH WILLOUGHY, HUSBAND AND WIFE AND DECOSTA JENKINS, SR., MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Cleveland Hall Subdivision, Phase 4, a Planned Unit Development, as of record in Instrument #20080201-0010505, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Talitha Davis and Galen Davis, wife and husband, from Mohammad T. Oftadeah, married, by Warrant Deed dated May 30, 2018 and recorded June 8, 2018 in Instrument #20180608-0055244, said Register's Office.--Affidavit of Scrivener's Error of record in Instrument #20190529-0050576 corrects legal description to reflect the correct lot as Lot No. 133.

This is improved property known as 1020 Tabitha Lane, Nashville, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of March, 2022

GRANTOR(S)

Talitha Davis

Galen Davis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Talitha Davis and Galen Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of March, 2022.

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 March 17, 2022.

Date

Affiant Signature

3/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)