Karen Johnson Davidson County
Batch# 888754 DEEDWARR
07/14/2022 10:07:45 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20220714-0080903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Z. Jenkins Properties, LLC	Z. Jenkins Properties, LLC	176-01-0-056.00
(NAME)	(NAME)	
4161 Maxwell Road	5108 Seward Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PENNY JENKINS, AN UMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Z. JENKINS PROPERTIES, 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(s) 84, as shown on the map entitled the Final Plat, Hickory Woods, Section A, of record in Plat Book 6900, page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PENNY JENKINS, by deed from W. L. BRIDGE, INC., A TENNESSEE CORPORATION, of record in Book 10705, page 378, dated November 26, 2007, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4161 Maxwell Road, Nashville, TN 37013
(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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 27 day of JUNE, 2022

Penny Jenkins
Penny Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Penny Jenkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 27 of JUNE, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

