WARRANTY DEED

Karen Johnson Davidson County
Batch# 916973 DEEDWARR
09/15/2022 10:13:25 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20220915-0102909

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St.
Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorne Avery Schwartz and Demi Raquel ~~Schwartz~~ Marks	new owners	155-03-OD-020.00
(NAME)	(NAME)	
617 Treeline Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joshua Allen Jenkins and Stephanie Simpson Jenkins, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lorne Avery Schwartz and Demi Raquel ~~Schwartz~~ Marks, husband, wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

land

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No(s) 20 as shown on the map entitled Revision of lots 18, 20, 21, 22 Allens Green First Revision, Section 2, of record in Instrument No. 20001204-0118883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Allen Jenkins and Stephanie Simpson Jenkins, husband and wife by Warranty Deed from Nicholas Gold and Ashley Gold, husband and wife, dated 05/17/2019, of record in Instrument 201905200047020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 9700, Page 109, Book 9700, Page 26 and Instrument No. 20001204-00118883, (2) Easement in Book 8626, Page 884 and in Book 8278, Page 236, (3) Covenants, conditions, restrictions and easements, if any, recorded as Book 9231, Page 789 and Amendment recorded as Instrument No. 20180907-0088629, (4) Detention Agreement in Book 9278, Page 36, (5) Quitclaim Deed conveyed to Allens Green Homeowners Association, Inc., recorded as Book 11411, Page 193, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 617 Treeline Court, Nashville, TN 37221
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of September, 2022.

Joshua Allen Jenkins

Stephanie Simpson Jenkins

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Allen Jenkins and Stephanie Simpson Jenkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2022.

Notary Public:
My Commission Expires: 6/6/23

TONI T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM FMB 22 617