Name and Address of New Owner:
BULLDOG LLC
5216 Georgia Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 919054 DEEDWARR
09/20/2022 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220920-0104541

Send Tax Bills To:
BULLDOG LLC
PO Box 3051
Brentwood TN 37024

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091 11 0 335.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jimmy Ray Jenkins, Jr, Melinda Faye Pedigo and Sherron Elaine Spivey, Heirs at Law of Jimmy Ray Jenkins Sr**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BULLDOG LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 2 on the Plan of Faye Jenkins Subdivison, of record in Plat Book 9700, page 603, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy R. Jenkins and wife, Nancy E. Jenkins by Quit Claim Deed from Faye Jenkins of record as Instrument No. (book) 11173 / (page) 606 in the Register's Office for Davidson County, Tennessee, dated October 23, 1998 and recorded on October 28, 1998.

AND THE SAID Nancy E. Jenkins has since departed this life on 12/27/2020, leaving title vested in Jimmy R. Jenkins, as sole surviving tenant by the entirety.

AD THE SAID Jimmy R. Jenkins has since departed this life on 02/24/2022 leaving his heir sat law as Jimmy Ray Jenkins, Jr, Melinda Faye Pedigo and Sherron Elaine Spivey.

See Affidavits of record as Instrument No. 20220829-0097292 and Instrument No. 20220829-0097472, said Register's Office.

Being also known as 5216 Georgia Avenue, Nashville, TN 37209
FOR INFORMATION ONLY: Parcel No. 091 11 0 335.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2022.

Estate of Jimmy Ray Jenkins Sr

By: _____ (SEAL)
JImmy Ray Jenkins, Jr

By: Melinda Faye Pedigo (SEAL)
Melinda Faye Pedigo

By: Sherron Elaine Spivey (SEAL)
Sherron Elaine Spivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2022, before me personally appeared JImmy Ray Jenkins, Jr, Melinda Faye Pedigo, and Sherron Elaine Spivey of Estate of Jimmy Ray Jenkins Sr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026

AFFIDAVIT OF VALUE

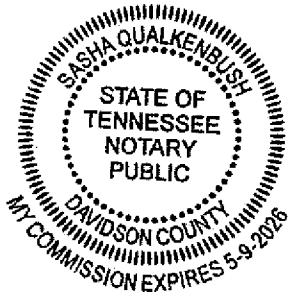
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of August, 2022.

_____
Notary Public
My commission expires: _____
File No. 2022-4392-DL



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/29/22 (date of document).

Regina Sullo
Affiant Signature

9/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

