WARRANTY DEED

Karen Johnson Davidson County
Batch# 922767 DEEDWARR
09/28/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220928-0107207

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

File No. EM-22-3207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Jenkins and Lauren Jenkins, husband and wife	Same as New owner	
(NAME) 1017 Mansfield Avenue	(NAME)	083-05-0-164.01
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, **Newport Group Properties LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Jenkins and Lauren Jenkins, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the Southerly part of Lot No. 11 on the Plan of the D. H. Bailey Property, as of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Northerly side of Mansfield Avenue and runs back to a 12 foot proposed alley, 148 feet, more or less, on the Easterly margin and 157 feet, more or less, on the Westerly margin, to a line measuring 51 feet, more or less.

Being the same property conveyed to Newport Group Properties, LLC by Warranty deed from Christopher J. Wilson, unmarried, Rowena Aldridge f/k/a Rowena M. Soriano Gonzalez, married, and Owen Rogers, married of record in Instrument No. 20200714-0077034 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 14, 2020.

This is property more commonly known as 1017 Mansfield Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 27th day of September, 2022.

Newport Group Properties LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

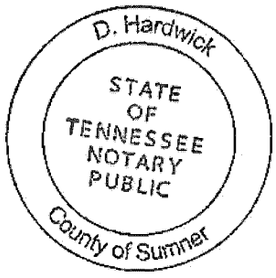
Before me, Dawnielle Hardwick, of the state and county mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized agent of Newport Group Properties LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of September , 2022

_____
Notary Public

Printed Name: DHARdwick

My commission expires: 05/23/2023



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LM-22-520 Warranty Deed

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 27, 2022**.

Date

Affiant Signature

September 27, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025