Karen Johnson Davidson County
Batch# 925365 DEEDWARR
10/05/2022 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20221005-0109860

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9.27.25

(AFFIX SEAL)

RACHEL J GUEVARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
Notary ID # 13335581-2

DM-DR-22-1003

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly D. Parker	New Owner	
(NAME)	(NAME)	**042-11-0A-003.00-CO**
1003 Heritage Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **GREGORY SHERWOOD JENKINS, MARRIED, AND LEAH ELIZABETH POTTS, UNMARRIED, AND GERALD BRADFORD JENKINS, SINGLE, AND CHERYL CAMILLE HALL, MARRIED, AND JASON JUSTIN JENKINS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY D. PARKER, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Heritage Village Condominium of record in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee, being:

Unit No. 1003 of the said section plat together with the carport designated Number 1003, a family unit type No. D, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, as amended in Book 4808, page 829, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation, such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Emma E. Jenkins, unmarried by Warranty Deed from George A. Goldtrap, Jr. and wife, Peggy Sue Goldtrap of record in Book 11563, page 719, Register's Office for Davidson County, Tennessee, dated July 6, 1999 and recorded on July 8, 1999.

The said Emma E. Jenkins having since died, her interest in the property vested at her death in Leah Elizabeth Potts, Gregory Sherwood Jenkins, Gerald Bradford Jenkins, Cheryl Camille Hall, and Jason Justin Jenkins as we surviving heirs-at-law as evidenced by Affidavits of Heirship of Record in Instrumnet Number _____* and _____ in the Register's Office for Davidson County, Tennessee. The above referenced property has never been the principle marital residence for any of the grantors and their spouses.

*202210050109859

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4758, Page 179, Amendment Book 4808, Page 829, Book 5102, Page 583, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Heritage Drive, Madison, Tennessee 37115**.

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), their heirs and 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), 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(s) this the 29 DAY OF SEPTEMBER, 2022.

Gregory Sherwood Jenkins

Leah Elizabeth Potts by Gregory Sherwood Jenkins as Attorney-in-Fact

Gerald Bradford Jenkins by Gregory Sherwood Jenkins as Attorney-in-Fact

Cheryl Camille Hall by Gregory Sherwood Jenkins as Attorney-in-Fact

Jason Justin Jenkins by Gregory Sherwood Jenkins as Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SHERWOOD JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of September, 2022.

Notary Public
My Commission Expires: 9.27.25
(SEAL)

RACHEL J GUEVARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
Notary ID # 13335581-2

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SHERWOOD JENKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEAH ELIZABETH POTTS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29 of September, 2022.

Notary Public
My Commission Expires: 9.27.25
(SEAL)

RACHEL J GUEVARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
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STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SHERWOOD JENKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD BRADFORD JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29 of September, 2022.

Notary Public
My Commission Expires: 9.27.25
(SEAL)

RACHEL J GUEVARA
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STATE OF TEXAS
My Comm. Exp. 09-27-25
Notary ID # 13335581-2

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SHERWOOD JENKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHERYL CAMILLE HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29 of September, 2022.

Notary Public
My Commission Expires: 9.27.25
(SEAL)

RACHEL J GUEVARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
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STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SHERWOOD JENKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JASON JUSTIN JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29 of September, 2022.

Notary Public
My Commission Expires: 9.27.25
(SEAL)

RACHEL J GUEVARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
Notary ID # 13335581-2

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 9/29/2022.

Affiant Signature

10/4/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/4/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON