Karen Johnson Davidson County
Batch# 933910 DEEDWARR
10/26/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20221026-0116084

WHEN RECOREDED MAIL TO:
50 JORDAN STREET
EAST PROVIDENCE, RI 02914

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL HALL	MICHAEL A. HALL	053 08 0A 016.00
2133 LAKESHORE DRIVE OLD HICKORY, TN 37138	2133 LAKESHORE DRIVE OLD HICKORY, TN 37138	

For good consideration in the amount of $325,000.00, I (We) **KENNETH A. JENKINS SR. AND BRENDA JENKINS, HUSBAND AND WIFE** whose mailing address is 121 CALLIS LANE , LEBANON, TN 37090, hereby bargain, deed and convey to **MICHAEL A. HALL, A SINGLE MAN** whose mailing address is 2133 LAKESHORE DRIVE , OLD HICKORY, TN 37138, the following described land in **DAVIDSON** County, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING UNIT NO. 2133 ON THE PLAN OF LAKESHORE POINTE CONDOMINIUMS, OF RECORD IN BOOK 9700, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO KENNETH A JENKINS SR AND BRENDA JENKINS, HUSBAND AND WIFE FROM JEANIE R. YARBROUGH, AN UNMARRIED WOMAN AND RECORDED ON FEBRUARY 5, 2020 AS DOCUMENT NO. 20200205-0013530 IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

APN: 053 08 0A 016.00
Property Address: 2133 LAKESHORE DRIVE, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 25TH day of OCTOBER 2022

KENNETH A. JENKINS SR.

BRENDA JENKINS

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 25TH day of OCTOBER 2022, before me personally appeared **KENNETH A. JENKINS SR. AND BRENDA JENKINS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 25TH day of OCTOBER, 2022.

Notary Public
My Commission Expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:
MICHAEL A. HALL
2133 LAKESHORE DRIVE
OLD HICKORY, TN 37138

Name and Address of property owner:
MICHAEL A. HALL
2133 LAKESHORE DRIVE
OLD HICKORY, TN 37138

Tennessee Certification of Electronic Document

I, Meaghan McCarthy, 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 10/25/2022 (date of document).

Affiant Signature

10/25/2022
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 25 day of OCTOBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

NOTARY'S SEAL

Samantha Hoffman
Notary Public
State of Rhode Island
MY COMMISSION EXPIRES 02-20-2023
Commission # 757590