Karen Johnson Davidson County
Batch# 947238 **DEEDWARR**
12/05/2022 09:56:40 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20221205-0126565

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

**THIS INSTRUMENT WAS PREPARED BY**
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-149

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Misty Conrad | Same as new owner | 176 01 0 056.00 |
| (NAME) | (NAME) | |
| 4161 Maxwell Road | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Z. JENKINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MISTY CONRAD, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 84, as shown on the map entitled the Final Plat, Hickory Woods, Section A, of record in Plat Book 6900, Page 511, and Surveyor's Certificate of Correction recorded in Book 7582, Page 167, and Certificate of Street Name Change recorded in Book 9997, Page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible] 37212
MS-P-22-4161

made for a more complete and accurate legal description.

Being the same property conveyed to Penny Jenkins, by Warranty Deed from W. L. Bainbridge, Inc., a Tennessee Corporation, of record in Book 10705, Page 378, in the Register's Office of Davidson County,Tennessee, dated November 26, 1997, and recorded on December 03, 1997.

Being the same property conveyed to Z. Jenkins Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Penny Jenkins, An Unmarried Woman, of record in Instrument No. 20220714-0080903, in the Register's Office of Davidson County, Tennessee, dated June 27, 2022, and recorded on July 14, 2022.

unimproved ☐
This is improved ☒ property, known as 4161 Maxwell Road, Antioch, TN 37013
(House No.) (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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 30 day of November, 2022

Z Jenkins Properties, LLC
BY: Zachary Jenkins
Zachary Taylor Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Zachary Taylor Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Z. Jenkins Properties, LLC, A Tennessee Limited Liability Company, the within named bargainor,and that he, as the Sole Member, executed the foregoing instrument for the purpose therein contained as the company's free act and deed.

Witness my hand and seal, at office in Nashville, this 30th day of November 2022.

Notary Public
My Commission Expires: 7-9-2024

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY