Karen Johnson Davidson County
Batch# 964014 DEEDQC
01/24/2023 12:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230124-0005437

THIS INSTRUMENT PREPARED BY:
JAMES ALLEN STEELE II
3048 BRAMBLETON AVENUE
ROANOKE, VA 24015

NAMES, ADDRESSES & MARITAL STATUS OF FORMER PROPERTY OWNERS:		
Scott David Jenkins (Single) 1620 Lethia Drive, Nashville, Tennessee & Michael Edward Jenkins (married) 1857 Mount Vernon Road SW Roanoke, Virginia 24015		
NAMES & ADDRESS OF NEW PROPERTY OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NUMBER:**
Michael Edward Jenkins & Deborah McCracken Shealy 1857 Mount Vernon Road SW Roanoke, Virginia 24015	Same as new owners' address	Map 73-13, Parcel 94

COMMONWEALTH OF VIRGINIA
CITY OF ROANOKE, to-wit:

The actual consideration for this transfer is $0.00, this 15th day of September, 2022.

Sworn to and subscribed before me this 15th day of September, 2022.

Affiant

LAURA BRUNN
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7929304
MY COMM. EXPIRES: 08/31/2025
NOTARY PUBLIC

Notary Public

My commission expires: 08/31/25

Notary Registration No.: 7929304

QUITCLAIM DEED

THIS 15 DAY OF September, 2022, FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, INCLUDING OUR LOVE AND AFFECTION AS BROTHERS, the receipt and sufficiency of which are hereby expressly acknowledged, we, SCOTT DAVID JENKINS and MICHAEL EDWARD JENKINS, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto MICHAEL EDWARD JENKINS and DEBORAH MCCRACKEN SHEALY, husband and wife, as tenants by the entirety, their successors, heirs and assigns, hereinafter referred to as GRANTEES, all of our right, title, and interest in and to that certain tract of land in Davidson County, Tennessee, being more particularly described herein, to-wit:

BEING Lot No. 116 on the Plan of Sec. II, Henderson Gardens, as of record Book 900, Page 101, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Welcome Lane, at the corner of Lots 116 and 117; thence with the line between said lots, southerly 114.1 feet to a corner of Lot No. 115; thence with the line between Lots 115 and 116, easterly 117.6 feet to the west margin of Lethia Drive; thence with the margin of the same, northerly 71.5 feet to the beginning of a curve; thence around said curve, northwesterly 35.92 feet to the southerly margin of Welcome Lane; thence with the margin of the same, westerly around a slight curve, 125 feet to the point of BEGINNING.

Being the same property conveyed to SCOTT DAVID JENKINS and MICHAEL EDWARD JENKINS as joint tenants with right of survivorship, by Quitclaim Deed from Erma Kathleen Jenkins, of record as Instrument No. 19991228 0307649, Register's Office for Davidson County, Tennessee.

We do hereby, however, retain for SCOTT DAVID JENKINS exclusively and for his entire lifetime a LIFE ESTATE in and to said property.

This is improved property known as 1620 Lethia Drive, Nashville, Tennessee.

SAID PROPERTY is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seal the day and year above written.

Scott Jenkins (SEAL)

SCOTT DAVID JENKINS

Notarial statement for Scott David Jenkins follows on next page.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~, to-wit: Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT DAVID JENKINS, the within named bargainer, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Miami-Dade, ~~Tennessee~~ Florida, on this the 22nd day of January, ~~2022~~ 2023.

ANDREW NADAL
Notary Public - State of Florida
Commission # HH 131989
Expires on May 21, 2025

Andrew Nadal

Notary Public

My commission expires: 05/21/2025

Notary Registration No.: HH 131989

Notarized online using audio-video communication

DRIVER LICENSE

Signatures of Michael Edward Jenkins and Deborah McCracken Shealy, with accompanying notarial statement, follow on next page.

(SEAL)
MICHAEL EDWARD JENKINS

(SEAL)
DEBORAH MCCRACKEN SHEALY

COMMONWEALTH OF VIRGINIA
CITY OF ROANOKE, to-wit:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EDWARD JENKINS AND DEBORAH MCCRACKEN SHEALY, the within named bargainers, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ROANOKE, Virginia, on this the 15th day of September, 2022.

[LAURA BRUNN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REGISTRATION NO. 7929304 MY COMM. EXPIRES: 08/31/2025]

Notary Public

My commission expires: 08/31/25

Notary Registration No.: 7929304

Certificate of Authenticity

I, Rachael Jenkins, 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 1/23/2023.

Date

Rachael Jenkins

Affiant Signature

01/23/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2023.

Notary's Signature

My Commission Expires: 05/09/2026

Date

Notary's Seal (if on paper)

ARIEL HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026