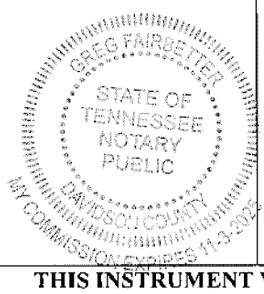
Karen Johnson Davidson County
Batch# 968427 DEEDWARR
02/07/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20230207-0008956

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $749,000.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2023. Notary Public My commission expires: 11.3.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amanda Davis Jerkins and Stephen Jerkins	New Owner(s)	172-06-0-037.00
8118 Cloverland Dr.		
Nashville TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEAN CORNWELL, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN JERKINS AND AMANDA JERKINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 20 on the Plan of Harvard Estates, Section IV, as shown on plat of record in Book 4675, Page 153 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 110.0 feet on the Northerly margin of Cloverland Drive and extends back 484.06 feet on the Westerly line and 329.62 feet on the Easterly line, to a broken line in the rear measuring 300.68 feet thereon.

Being the same property conveyed to Fay R. Cornwell and wife, Jean Cornwell by Warranty deed from Robert E. Rader and wife, Maebell P. Rader of record in Book 5889, page 908, Register's Office for Davidson County, Tennessee, dated May 14, 1982 and recorded on May 24, 1982.

Being the same property conveyed to Jean Cornwell by Quitclaim deed from Fay R. Cornwell of record in Instrument No. 20071022-0124574, Register's Office for Davidson County, Tennessee, dated October 18, 2007 and recorded on October 22, 2007. Jean Cornwell is one and the same person as Zelma Jean Cornwell.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8118 Cloverland Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2023.

Jean Cornwell by Ernest Wayne Cornwell, Attorney-In-Fact

Jean Cornwell by Ernest Wayne Cornwell, Attorney-In-Fact

Executed pursuant to a Durable Limited Power of Attorney of record as Instrument Number 20230130-0006773, in the Register's Office for Davidson County, Tennesse.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernest Wayne Cornwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jean Cornwell AKA Zelma Jean Cornwell as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jean Cornwell AKA Zelma Jean Cornwell.

Witness my hand and seal this 31st day of January, 2023.

Notary Public

My Commission Expires: 7.2.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/31/23 (date of document).

Affiant Signature

2/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212