(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2023.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #23-DM-4102-V

Karen Johnson Davidson County
Batch# 974875 DEEDWARR
02/28/2023 10:18:51 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20230228-0013969

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Zachary Jenkins and Elise Jenkins	Capital City Home Loans, LLC	
(NAME)	(NAME)	**117 16 0 205.00**
5108 Seward Road	50 Chastain Center Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Kennesaw, GA 30144	
(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, **JORGE LEON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY JENKINS, AND ELISE JENKINS, HUSBAND AND WIFE,** 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 the 7th Civil District of Davidson County, Tennessee, described according to a survey made thereof by John Wilkes, Civil Engineer on June 27, 1928, as follows:

Beginning on the Easterly margin of the Granny White Pike (formerly Road) at the Southwest corner of Edwards (Book 6672, page 34, Register's Office for Davidson County, Tennessee; formerly Ida Mae Boles); thence with said Edwards' South line in an Easterly direction 182-1/2 feet to an iron pipe, being said Edwards' Southeast corner; thence Southwardly with the West lines of Butler (Book 5442, page 224, RODCTN) and Hurst (Book 5555, page 352, RODCTN; said lines of Butler and Hurst being formerly identified as Boles', now Edwards, East line, if the same were extended) 80.6 feet to an iron pipe; thence in a Westerly direction 218 feet to an iron pipe on the Easterly margin of said Road; thence with the Easterly margin of said Granny White Pike, North 26-1/2 degrees East, 100 feet to the beginning.

Being the same property conveyed to JORGE LEON, by Warranty Deed from LIPSCOMB UNIVERSITY, of record as Instrument No. 20220422-0046822, dated April 21, 2022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4102 Granny White Pike, Nashville, TN 37204**.

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 23rd day of February, 2023.

Jorge Leon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared Jorge Leon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
~~Carney Title, LLC~~
~~400 Overbeck Lane, Suite 101~~
~~Nashville, TN 37204~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064