THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37511-01-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00. Affiant Subscribed and sworn to before me this 24 day of March, 2023. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 985790 DEEDWARR
03/29/2023 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $5,827.50
20230329-0022710

WARRANTY DEED

Address New Owner: Zachary Jenkins, Elise Jenkins 4300 Estes Road Nashville, TN 37215	**Send Tax Bills To:** **Bank of America, N.A.** **4909 SAVARESE** **Tampa, FL 33634**	**Tax Information:** Map and Parcel No.: 13004004000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julian Bibb, IV and Debra Bibb, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zachary Jenkins and Elise Jenkins, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Estes Road, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2023.

Julian Bibb, IV

Debra Bibb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julian Bibb, IV and Debra Bibb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 17, as shown on the Map entitled Plan of Resubdivision of Lots 17 and 18 of the Comptonwood Subdivision, of record in Book 5190, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julian Bibb, IV and Debra Bibb, husband and wife, by deed dated June 6, 2015 from O.L. Vaughn, Jr. and wife, Dianne D. Vaughn of record in Instrument No. 20150615-0056666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13004004000.
2. All matters appearing on the Plan of record as Book 5190, Page 170, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Kaz Arbogast,** 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 this the 24th day of March, 2023.

Affiant Signature
Date 03/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

