This Instrument Prepared By:
Robert M. Pautienus III, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

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Karen Johnson Davidson County
Batch# 997779 DEEDWARR
05/01/2023 08 45 38 AM 2 pgs
Fees $12 00 Taxes $0.00

20230501-0031706

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
TODD JENKINS and MICHELLE JENKINS, Trustees		
JENKINS FAMILY TRUST dated February 23, 2023	SAME	054-14-0-047 00
115 Kennett Road		
Old Hickory, Tennessee 37138		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T C.A. § 67-4-409(a)(3)(F).

TODD JENKINS

Sworn to and subscribed before me this April 25, 2023.

Notary Public

My Commission Expires:

ROBERT M PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, VICTOR TODD JENKINS and wife, LAUREN MICHELLE JENKINS, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to TODD JENKINS and MICHELLE JENKINS, Trustees of JENKINS FAMILY TRUST, dated February 23, 2023, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section 4, Brandywine Farms of record in Plat Book 3700, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to VICTOR TODD JENKINS and wife, LAUREN MICHELLE JENKINS, by EVAN A. VUTSINAS and wife, RITA A. VUTSINAS, by Warranty Deed of record in Instrument Number 20190823-0084839, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 as GRANTORS 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 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.

Whenever 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 is improved property known as: 115 Kennett Road Old Hickory, Tennessee 37138.

WITNESS OUR HANDS this April 25, 2023.

VICTOR TODD JENKINS

LAUREN MICHELLE JENKINS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR TODD JENKINS and LAUREN MICHELLE JENKINS, and with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 25 2023.

NOTARY PUBLIC

My Commission Expires:

ROBERT M PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 12-08-2024