Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
~~10 Burton Hills Blvd , Suite 130~~
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024758 **DEEDWARR**
07/11/2023 10 26 58 AM 2 pgs
Fees $13 00 Taxes $5,476 00

20230711-0052941

File #23-TC-4300-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

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	MAP/PARCEL NUMBER (S)
Jennings Development, LLC, a Tennessee limited liability company	New owner	
(NAME)	(NAME)	**130-04-0-040 00**
...28 Lynnwood Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ZACHARY JENKINS AND ELISE JENKINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNINGS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Davidson County, Tennessee, being Lot No 17 on the Plan of Resubdivision of Lot 17 and 18 of Comptonwood Subdivision, of record in Book 5190, Page 170, 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 Julian Bibb, IV and Debra Bibb, husband and wife by Warranty Deed from O L Vaughn, Jr and wife, Dianne D Vaughn of record in Instrument No 20150615-0056666, in the Register's Office for Davidson County, Tennessee, dated June 06, 2015 and recorded on June 15, 2015

Being the same property conveyed to Zachary Jenkins and Elise Jenkins, husband and wife by Warranty Deed from Julian Bibb, IV and Debra Bibb, husband and wife of record in Instrument No 20230329-0022710, in the Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 29, 2023

This conveyance is subject to
* Taxes for the year 2023, a lien not yet due and payable
* Subject to all matters shown on the Plan of record in Plat Book 5190, Page 170, in the Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **4300 Estes Road, Nashville, TN 37215**

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 6th day of July, 2023.

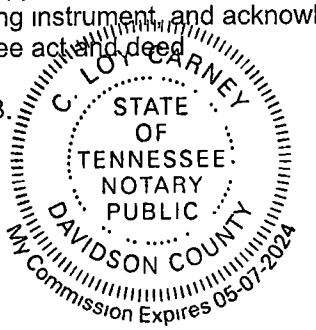
Zachary Jenkins

Elise Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2023, before me personally appeared Zachary Jenkins, 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 6th day of July, 2023.

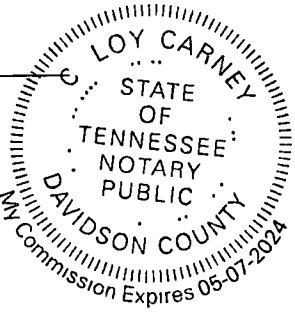


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2023, before me personally appeared Elise Jenkins, 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 6th day of July, 2023.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204