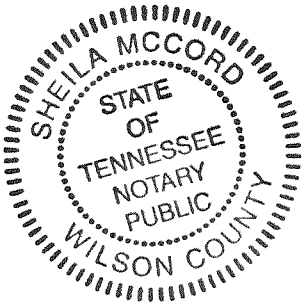
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.30.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenkins Properties	Jenkins Properties	071-07-0-064
(NAME) 3100 W. End Blvd., Suite 700	(NAME) 3100 W. End Blvd., Suite 700	Karen Johnson Davidson County Batch# 1024790 DEEDWARR 07/11/2023 11:38:30 AM 3 pgs Fees: $18.00 Taxes: $1,217.30 20230711-0052984
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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 considerations, the receipt of which is hereby acknowledged, I/we ***Cathy L. Mabry, Executrix for The Estate of Emma O. Mabry, Chera Wilbanks, Jeffrey Chase Mabry and Malachi E. Mabry, Heirs-at-Law of Emma O. Mabry, deceased***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Jenkins Properties, a Tennessee Partnership***, hereinafter called the GRANTEE(S), his/her/their 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 the northerly 129 feet of Lot No. 14 on the plan of Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S.M. McMurray Company, Engineers, May 10, 1950, as follows:

Said part of said Lot No. 14 fronts 60 feet on the southerly side of Trinity Lane and run back between parallel lines 129 feet to a dead line.

Being the same property conveyed to Leland Mabry and wife, Emma O. Mabry by Warranty Deed from Esell Dickerson and wife, Mildred Dickerson, dated 06/27/1955, of record in Book 2439, Page 181, Register's Office for Davidson County, Tennessee. The said Leland Mabry died on 06/13/2020, leaving the said Emma O. Mabry the sole surviving tenant by the entirety. The said Emma O. Mabry died testate on 10/04/2022, appointing Cathy L. Mabry, as executor, and Chera Wilbanks, Jeffrey Chase Mabry and Malachi E. Mabry, her Heirs-at-Law as evidenced in File No. 22P2271, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 120 Old Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 26th day of June, 2023.

The Estate of Emma O. Mabry

By: _____
Cathy L. Mabry, Executrix

By: _____
Jeffrey Chase Mabry, Heir-at-Law

By: _____
Chera Wilbanks, Heir-at-Law

By: _____
Malachi E. Mabry, Heir-at-Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy L. Mabry, the Executrix for the estate of Emma O. Mabry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chera Wilbanks, Jeffrey Chase Mabry and Malachi E. Mabry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained, as their free act and deed.

Witness my hand and Official seal this 26th day of June, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 2054088
Warranty Deed TN

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 6-26-23.

Kim Rogers
Affiant
Date: 6-26-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY