Karen Johnson Davidson County
Batch# 1040909 DEEDWARR
08/21/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230821-0065151

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $200,000.00.

Affiant

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 17th day of August, 2023.

Notary Public
My commission expires: 9-21-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
High Caliber Renovations, LLC	109 Apricot Ln	075-11-0 271.00
1024 Rachels Square Drive	Murfreesboro, TN 37129	
Hermitage, TN 37076	High Caliber Renovations, LLC	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUDREY A. JENKINS, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HIGH CALIBER RENOVATIONS, LLC, A TENNESSEE REVISED LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97-B, Zone Lot Division, Lots Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Section 2, of record in Plat Book 6250, Page 542, which amends prior plats in Book 5200, Page 623-625, Book 6050, Page 123 and Book 6200, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Audrey A. Jenkins, unmarried, by Warranty Deed dated 03/31/2000, from Tina R. Goodrow, formerly Tina R. Simmons, of record in Instrument No. 20000407-0035285, Register's Office for Davidson County, Tennessee.

Debra Evon Gleaves executed the foregoing instrument in behalf of Audrey A. Jenkins, by General Power of Attorney dated August 18, 2009 and filed of record in Instrument No. -202308210065150——, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 1024 Rachels Square Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AAJ by DEG, AIF

Witness my hand this the 17th day of August, 2023.

Audrey A Jenkins by Debra Evon Gleaves her Attorney in Fact
Audrey A. Jenkins by Debra Evon Gleaves, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of August, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared **Debra Evon Gleaves** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Audrey A. Jenkins**, by General Power of Attorney dated August 18, 2009, and who acknowledged that she executed the same as the free act and deed of **Debra Evon Gleaves**.

Witness my hand and official seal this 17th day of August, 2023.

My Commission Expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-17 23.

Affiant Signature

8-24-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY