Karen Johnson Davidson County
Batch# 1060325 DEEDWARR
10/13/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20231013-0080257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Yanina Jenkins
Affiant

Subscribed and sworn to before me, this 12TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanina Jenkins, a married woman	NEW OWNER (NAME)	
6144 Mt. Pisgah Rd (ADDRESS)	(ADDRESS)	172-00-0-182.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edith McLendon, married (F.K.A. Edith F. Matheny, unmarried), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yanina Jenkins, a married woman, hereinafter called the Grantees, their heirs 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. 14 on the Plan of Mt. Pisgah Heights, Section Two of record in Plat Book 6200, Page 492, 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 Edith F. Matheny, unmarried by Warranty deed from Donald L. VanArsdale and wife, Lovel B. VanArsdale of record in Book 11210, page 65, Register's Office for Davidson County, Tennessee, dated November 12, 1998 and recorded on November 18, 1998.

Edith F. Matheny has since been married and is now known as Edith McLendon.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6144 Mt. Pisgah Rd, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we 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 said 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.

Witness my/our hand(s) this day of October, 2023.

WARRANTY DEED
(Continued)

Edith F. McLendon Edith F. Matheny
Edith McLendon (F. K. A Edith F. Matheny)

STATE OF TEXAS
COUNTY OF Wood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith McLendon, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2023.

Marla Brimer
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

NOTARY PUBLIC STATE OF TEXAS
MARLA BRIMER
Notary Public, State of Texas
Comm. Expires 07/23/2027
Notary ID 5620009

I, Kara Wall, 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 10/10/23 (date of document).

Affiant Signature

Date 10/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025