Karen Johnson Davidson County
Batch# 1060985 DEEDWARR
10/16/2023 03:03:30 PM 7 pgs
Fees: $38.00 Taxes: $3,330.00
20231016-0081154

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jenkins Properties
3100 West End Blvd., Suite 700
Nashville, TN 37203

MORTGAGEE:
None

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

103 W. Trinity:
Map/Parcel # 71-7- 74.00
105 W. Trinity:
Map/Parcel #71-7-75.00
109 W. Trinity:
Map/Parcel #71-7-77.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jo Hazel Evans,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jenkins Properties, a Tennessee general partnership,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" and "B" attached hereto and incorporated herein by reference as if set out herein verbatim.

BEING a portion of the same property conveyed to Jo H. Evans by Quitclaim Deed from Charles E. Evans, dated October 16, 2014, recorded October 22, 2014, of record in Instrument No. 20141022-0097398, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **103, 105, and 109 W. Trinity Lane, Nashville, Tennessee 37207.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the 13th day of October, 2023.

Jo Hazel Evans by L-W, Conservator

Jo Hazel Evans, by Lance Wray, Conservator of the property of Jo Hazel Evans

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lance Wray as Conservator for Jo Hazel Evans**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the within named bargainor, for the purposes therein contained as evidenced by Letters of Conservatorship issued to Lance Wray as Conservator of the property belonging to Jo Hazel Evans in the Chancery (Probate) Court of Sumner County, Tennessee, at Gallatin, Docket #2022-PR-584.

WITNESS my hand and official seal this 13th day of October, 2023.

NOTARY PUBLIC

KELLY S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 20, 2026

My Commission Expires: October 20, 2026

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Rutherford

The actual value of consideration, whichever is greater, for this transfer is $900,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of October, 2023.

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2/22/25

File No. 23087401

103 W Trinity Lane

SITUATED within the 2nd Council District of Davidson County, Tennessee, being Lot 1 on the Plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, Page 7, Register's Office for Davidson County, Tn and being more particularly bounded and described as follows:

BEGINNING at a 1/2" iron rod on the north right of way line of W Trinity Lane, located North 71 Degrees 05 Minutes 51 Seconds West, a distance of 162.25 feet from the centerline intersection of W. Trinity Lane & Dickerson Pike, and marking a common corner of property now or formerly belonging to Azhar Amiraly (DB 20190207 0011755);

Thence with the north right of way line of W Trinity Lane, North 84 Degrees 20 Minutes 09 Seconds West, a distance of 56.99 feet to an iron rod marking a common corner of property now or formerly belonging to Jo H. Evans (QC-20141022 0097398);

Thence leaving the north right of way line of W Trinity Lane and with the line of Evans, North 05 Degrees 40 Minutes 24 Seconds East, a distance of 142.81 feet to a concrete monument marking a common corner of property now or formerly belonging to Old Trinity, LLC (DB-20150825 0086113);

Thence leaving the line of Evans and with the line of Old Trinity, LLC and continuing with the line of Nat King Gold, LLC (DB-20170315 0025228), South 84 Degrees 15 Minutes 47 Seconds East, a distance of 87.46 feet to a concrete monument marking a common corner of Azhar Amiraly (DB 20190207 0011755);

Thence leaving the line of Nat King Gold, LLC and with the line of Amiraly, South 17 Degrees 43 Minutes 31 Seconds West, a distance of 145.92 feet to the **POINT OF BEGINNING** and containing 10,311 sf or 0.236 acres more or less.

105 W Trinity Lane

SITUATED within the 2nd Council District of Davidson County, Tennessee, being Lot 2 on the Plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, Page 7, Register's Office for Davidson County, Tn and being more particularly bounded and described as follows:

COMMENCING at a 1/2" iron rod on the north right of way line of W Trinity Lane, located North 71 Degrees 05 Minutes 51 Seconds West, a distance of 162.25 feet from the centerline intersection of W. Trinity Lane & Dickerson Pike, and marking a common corner of property now or formerly belonging to Jo H. Evans (QC-20141022 0097398);

Thence with the north right of way line of W Trinity Lane, North 84 Degrees 20 Minutes 09 Seconds West, a distance of 56.99 feet to an iron rod marking a common corner of property

now or formerly belonging to Jo H. Evans (QC-20141022 0097398) and the **POINT OF BEGINNING**;

Thence continuing with the north right of way line of W Trinity Lane, North 84 Degrees 20 Minutes 09 Seconds West, a distance of 60.00 feet to an iron rod marking a common corner of property now or formerly belonging to David E. & Catherine A. Brewington (QC-20230728 0058439);

Thence leaving the north right of way line of W Trinity Lane and with the line of Brewington, North 05 Degrees 40 Minutes 20 Seconds East, a distance of 161.71 feet to an iron rod marking a common corner of property now or formerly belonging to Old Trinity, LLC (DB-20150825 0086113);

Thence leaving the line of Brewington and with the line of Old Trinity, LLC, South 84 Degrees 20 Minutes 09 Seconds East, a distance of 60.00 feet to a concrete monument;

Thence with the line of Brewington and continuing with the line of Jo H. Evans (QC-20141022 0097398), South 05 Degrees 40 Minutes 20 Seconds West, a distance of 161.71 feet to the **POINT OF BEGINNING** and containing 9,702 sf or 0.223 acres more or less.

<u>109 W Trinity Lane</u>

SITUATED within the 2nd Council District of Davidson County, Tennessee, being Lot 4 on the Plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, Page 7, Register's Office for Davidson County, Tn and being more particularly bounded and described as follows:

COMMENCING at a 1/2" iron rod on the north right of way line of W Trinity Lane, located North 71 Degrees 05 Minutes 51 Seconds West, a distance of 162.25 feet from the centerline intersection of W. Trinity Lane & Dickerson Pike, and marking a common corner of property now or formerly belonging to Azhar Amiraly (DB 20190207 0011755);

Thence with the north right of way line of W Trinity Lane the following three (3) calls:

1) North 84 Degrees 20 Minutes 09 Seconds West, a distance of 56.99 feet to an iron rod;
2) North 84 Degrees 20 Minutes 09 Seconds West, a distance of 60.0 feet to an iron rod;
3) North 84 Degrees 20 Minutes 09 Seconds West, a distance of 60.0 feet to an iron rod marking a common corner of property now or formerly belonging to David E. & Catherine A. Brewington (QC-20230728 0058439) and the **POINT OF BEGINNING**;

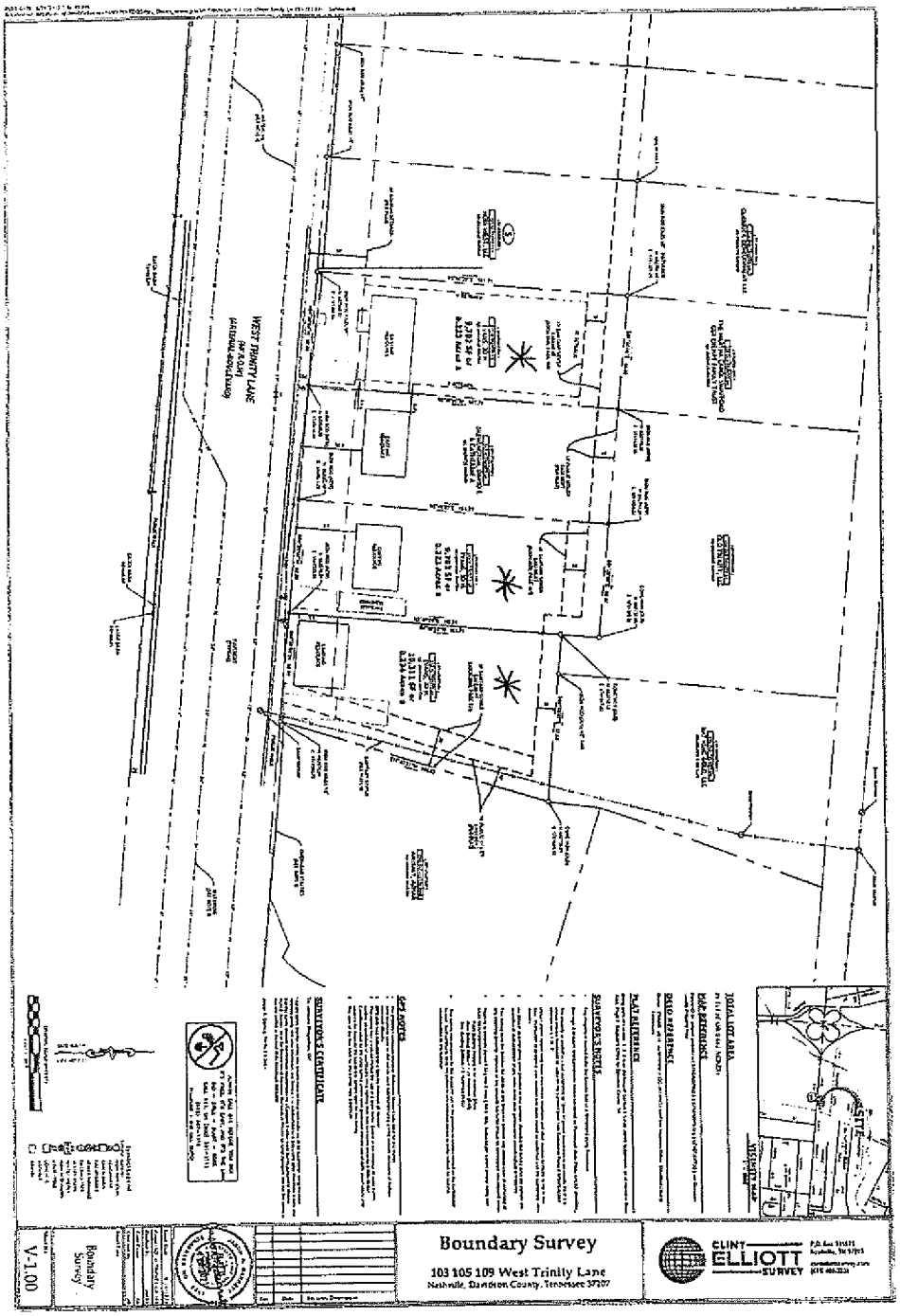
Thence continuing with the north right of way line of W Trinity Lane, North 84 Degrees 20 Minutes 09 Seconds West, a distance of 60.00 feet to an iron rod marking a common corner of property now or formerly belonging to Noir West, LLC (DB-20220810 0090868);

Thence leaving the north right of way line of W Trinity Lane and with the line of Noir West, LLC, North 05 Degrees 40 Minutes 20 Seconds East, a distance of 161.71 feet to a 1/2" iron rod marking a common corner of property now or formerly belonging to The Martha Carol Swafford GST Exempt Family Trust (QC-20230719 0055655);

Thence leaving the line of Noir West, LLC and with the line of Swafford, South 84 Degrees 20 Minutes 09 Seconds East, a distance of 60.00 feet to an iron rod marking a common corner of property now or formerly belonging to David E. & Catherine A. Brewington (QC-20230728 0058439);

Thence leaving the line of Swafford and with the line of Brewington, South 05 Degrees 40 Minutes 20 Seconds West, a distance of 161.71 feet to the **POINT OF BEGINNING** and containing 9,702 sf or 0.223 acres more or less.

Exhibit "B"


WEST TRINITY LANE
Boundary Survey
103 105 109 West Trinity Lane
Nashville, Davidson County, Tennessee 37207
CLINT ELLIOTT SURVEY
V-1.00

Electronic Document Certification

I, **Lisa D. Turner**, 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 October 13, 2023.

Lisa D. Turner

Date: 10-16-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 16th day of October, 2023.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of October, 2023.

NOTARY PUBLIC

My commission expires: 2/22/25

File 23087401

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY