Karen Johnson Davidson County
Batch# 1082446 DEEDWARR
12/15/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231215-0096747

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/14/2023. NOTARY PUBLIC MY COMMISSION EXPIRES

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4694

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cowan and Cowan Real Estate LLC, a Tennessee Limited Liability Company	**New Owner**	128-12-0A-192-00
4524 Beacon Dr		
Nashville, TN 37215		

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,

William Jenkins, Trustee of William F Jenkins Trust dated January 4, 2018

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cowan and Cowan Real Estate LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Unit No. 3008 of Building 20, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve, Section 20, Phase 1D, a horizontal property regime established by Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 46 of record in Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amendment No. 46 to the Master Deed of record in Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Jenkins, Trustee of the William F. Jenkins Trust U/A/D January 4, 2018 by Deed from Jerrilyn Boyd-Hadley, single, dated March 14, 2019, recorded March 15, 2019, of record in in Instrument Number 20190315-0023840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 320 Old Hickory Boulevard #3008 Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 14, 2023.

William F Jenkins Trust dated January 4, 2018

By: William Jenkins Trustee
William Jenkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, William Jenkins, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the William F Jenkins Trust dated January 4, 2018 and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal, this December 14, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-4694
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of December, 2023.

Affiant Signature

Date 12/14/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

