Karen Johnson Davidson County
Batch# 1117154 DEEDWARR
04/02/2024 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20240402-0022676

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $358,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward Caldwell and Paige Caldwell 3000 Hillsboro Pike, No. 117 Nashville, TN 37215	Same	117-03-0A-117-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rebekah Pennell Jenkins, Trustee of The RPJ Living Trust dated December 18, 2023,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Edward Caldwell and Paige Caldwell, husband and wife** 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:

Being Unit 117 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, Book 7770, Page 955, and Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Rebekah Pennell Jenkins, Trustee of the RPJ Living Trust dated December 18, 2023, by Quitclaim Deed from Barbara Jenkins, Trustee U/A/D December 11, 2002, of the Barbara Jenkins Revocable Living Trust Agreement of record in Instrument No. 20231229-0100058, Register's Office for Davidson County, Tennessee, and dated December 28, 2023.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Versailles Apartments of record in Plat Book 5050 Page 80 and corrected in Book 5171 Page 153 Register's Office for Davidson County, Tennessee.

3. Charter of Versailles Townhomes Homeowners Association of record in Book 5179 Page 858 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3000 Hillsboro Pike, 117, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of April, 2024.

The RPJ Living Trust dated December 18, 2023

By: _____
Rebekah Pennell Jenkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Rebekah Pennell Jenkins, with whom I am personally acquainted, and who acknowledged themselves to be the Trustee of The RPJ Living Trust dated December 18, 2023, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The RPJ Living Trust dated December 18, 2023.

Witness my hand, at office, this 5 day of April, 2024.

_____
Notary Public

My Commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202404020022676

I, Sheri Engel, 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 1st day of April, 2024

Sheri Engel

Dated 4/1/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of April, 2024

My commission expires: 2/7/27

Notary Public

