Karen Johnson Davidson County
Batch# 1121076 DEEDWARR
04/10/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20240410-0025293

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63569
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harold Douglas Jenkins Anna Carina Jenkins 1911 Richard Jones Rd. Nashville, TN 37215	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341

TAX MAP PARCEL NUMBERS: 15811000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Forti, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold Douglas Jenkins and Anna Carina Jenkins, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Forrest Trails of record in Book 3700, pages 24 and 25, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Forti by Warranty Deed from Citibank, N.A. as Trustee, dated November 6, 2003 and recorded on November 24, 2003, of record in Inst. No. 20031124-0170745, Register's Office for Davidson County, Tennessee.

Pimtrada Kongsomrit, spouse of Robert L. Forti, joins in this conveyance soley to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 24 and 25, said Register's Office, which Plan shows a minimum building setback lines and easements and notes to which Plan reference is hereby made for a more complete description.

This is improved property, known as 1820 Cromwell Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of April, 2024.

Robert L. Forti

Pimrada Kongsomrit

State of Tennessee

County of Davidson

On this 9th day of April, 2024, before me the undersigned authority, personally appeared Robert L. Forti and Pimrada Kongsomrit, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00.

Affiant

Sworn and subscribed before me this 9th day of April, 2024.

Notary

My Commission Expires: _____

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

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 9 day of April, 2024.

Affiant Signature
Date 4-9-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024