STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/15/27
File No. G24-20912

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1126974 DEEDWARR
04/25/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240425-0029970

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Shelby Chase Talbot (NAME) | New Owner (NAME) | 85-4-A-248 |
| 5305 Highland Place Way (STREET ADDRESS) | (STREET ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Brett A. Jenkins and Pratiksha H. Jenkins, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Chase Talbot, a single man**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 248 on the Plan of Final Plat of The Reserve at Stone Hall (Formerly Everson at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Plat at Instrument No. 20131014-0107217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett A. Jenkins and Pratiksha H. Jenkins, husband and wife by Deed dated May 9, 2016 from Tina L. Peterman, a single woman, recorded May 11, 2016, in Instrument Number 20160511-0046851, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5305 Highland Place Way, Hermitage, TN 37076.

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. Whenever 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 23rd day of April, 2024.

Brett A. Jenkins

Pratiksha H. Jenkins

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2024, before me personally appeared Brett A. Jenkins and Pratiksha H. Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2024.

Elaine C. Williamson

Notary Signature
My commission expires: 6-16-26

ELAINE C WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# Certificate of Authenticity

I, Joshua A. Terry, 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 4/23/24.

Affiant Signature – Joshua A. Terry

4/25/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27