This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22534-AP

Karen Johnson Davidson County
Batch# 1152945 DEEDWARR
07/01/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240701-0049226

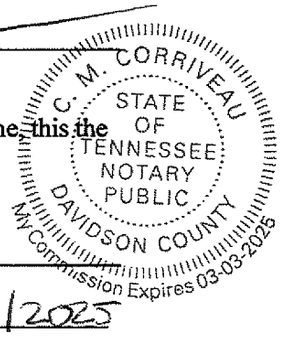
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

Notary Public
My Commission Expires: 3/3/2025



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Kuyper Revocable Living Trust dated August 11, 2020 8180 Londonderry Rd Nashville TN 37221	Morgan Stanley Private Bank, National Association 4270 Ivy Pointe Boulevard 4th Floor Cincinnati, OH 45245	168-86.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda L. Jenkins, and Freda J. Dorris**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew A. Kuyper and Margaret E. Kuyper, Trustees of The Kuyper Revocable Living Trust dated August 11, 2020,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract of parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to wit:

Beginning at a stake 660 feet from the Hicks corner on the southerly margin of the new Nashville and Centerville Road, now known as Highway 100, being the Carter corner; thence with the Carter line southwardly 3,161 feet, more or less, to the northerly line of the Morton Property; thence westwardly 210 feet to a stake in the Morton line; thence northerly 3,161 feet, more or less, to the southerly margin of Highway 100; thence eastwardly with said Highway, 210 feet to a stake in the Carter corner and the beginning corner of this tract, containing 15 acres, more or less.

Being the same property conveyed to Boyde Kensey Jenkins and wife, Margaret Lucile Jenkins by Warranty Deed from Jesse M. Sawyers and wife, Ethel M. Sawyers, dated March 19, 1946, recorded April 8, 1946, of record in Book 1372, page 667, Register's Office for Davidson County, Tennessee. The said Boyde Kensey Jenkins having since died on October 3, 1996, property vesting in Margaret Lucille Jenkins by operation of law as sole surviving heir in the entirety. Margaret Lucille Jenkins, sole owner also receiving title by Quitclaim Deed (straw man) from Robert M. Pautienus III, Trustee, dated December 20, 2011, recorded December 29, 2011, of record in Instrument No. 20111229-0101886, said Register's Office. The said Margaret Lucille Jenkins having since died testate on March 22, 2022, leaving a Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P1066, property being conveyed in accordance with the provisions of the Last Will and Testament of Margaret Lucille Jenkins to Linda L. Jenkins and Freda J. Dorris,

in equal shares as tenants in common by Personal Representative's Quitclaim Deed from Linda L. Jenkins and Freda J. Dorris, Co-Personal Representatives, dated January 13, 2023, recorded January 18, 2023, of record in Instrument No. 20230118-0003892, said Register's Office.

This is improved property located at: **8955 Highway 100, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2024.

GRANTOR:

Linda L. Jenkins

Freda J. Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda L. Jenkins and Freda J. Dorris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2024.

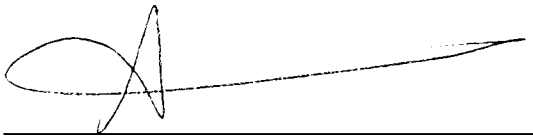
JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202407010049226

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-28-2024.



Affiant Signature — Date: 6-28-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-28-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal