WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183436 DEEDWARR
09/18/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240918-0072492

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Sept, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2024-1117

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steffani R. Trimble	Planters Bank, Inc	059-14-0-145.00
(NAME)	(NAME)	
3837 Crouch Dr	1312 South Main	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hopkinsville, KY 42240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JK Watkins, LLC, a Wyoming limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steffani R. Trimble, unmarried,** 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. 70 on the Revised Plan of a Portion of Haynes Manor, Section 1 of record in Plat Book 3700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JK Watkins, LLC, a Wyoming limited liability company by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20240212-0009637 Register's Office for Davidson County, Tennessee, dated February 09, 2024 and recorded on February 12, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 33, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3829, Page 720 and Book 3840, Page 404, in the Register's Office for Davidson County, Tennessee.

This property, known as 3837 Crouch Dr, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 3 DAY OF September, 2024.

JK Watkins, LLC, a Wyoming limited liability company

BY: Kevin Watkins

Kevin Watkins, Manager

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his own knowledge, and who, upon oath, acknowledged himself to be the Manager of the maker, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of September, 2024.

Monica Martin
Notary Public

My commission expires: 1-31-2025

MONICA MARTIN
COMM. #2344493
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 31, 2025

NRO1 NRO1

True Copy Certification

I, Yvette Meldrum, 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 September 6, 2024.

Signature
September 6, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 6, 2024

Notary's Signature

My Commission Expires: 4-13-25

