Name and Address of New Owner:
Michael Steven Steenson, II

Send Tax Bills To: New owner
**3052 Edwin Circle**
**Nashville, TN 37207**
This Instrument Prepared By:

Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 072-05-0N-041.00

Karen Johnson Davidson County
Batch# 1190651 DEEDWARR
10/07/2024 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,238.50
20241007-0077525

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph D. Carpentier, a single man, and Kelly Jenkins, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Steenson, II, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being Unit No. 41 of High View Cottages, a Townhouse planned unit development, a horizontal property regime with private elements, as established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing High View Cottages, a Townhouse planned unit development, a horizontal property regime, of record in Instrument #20201216-0148666, as amended in instrument #20210204-0016516, and in Instrument #20230406-0025206, Register's Office for Davidson County, Tennessee, with said unit being depicted at Exhibit B to said Declaration, together with a percentage interest in the common elements as set forth in the Declaration.

Being the same property conveyed to Joseph D. Carpentier, a single man, and Kelly Jenkins, a married woman, as tenants in common, from Hugh View Cottages, LLC, a Tennessee limited liability company, by Warranty Deed dated December 16, 2023 and recorded December 22, 2023 in Instrument #20231222-0098879, said Register's Office.

Being a portion of the same property conveyed to High View Cottages, LLC, a Tennessee limited liability company, from LVH, LLC, a Tennessee limited liability company, by Warranty Deed dated September 23, 2020 and recorded September 23, 2020 in Instrument #20200923-0109424, said Register's Office. Corrected by Scrivener's Affidavit of record in Instrument #20210503-0058958 to attach the legal description, referred to as Exhibit A.

Said property is not the principle residence of Joseph D. Carpentier or Kelly Jenkins or her spouse.

Property more commonly known as 3052 Edwin Circle , Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2024.

_____(SEAL)
Joseph D. Carpentier

_____(SEAL)
Kelly Jenkins

STATE OF California
COUNTY OF Orange

On this 2 day of October, 2024, before me personally appeared Joseph D. Carpentier and Kelly 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 2nd day of October, 2024.

_____
Notary Signature Joe Raygoza
My commission expires:

JOE RAYGOZA
COMM. #2359941
Notary Public - California
Los Angeles County
My Comm. Expires June 28, 2025

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $604,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of October, 2024.

_____
Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange )

On October 2, 2024 before me, Joe Raygoza, Notary Public
(insert name and title of the officer)

personally appeared Joseph D. Carpentier and Kelly Jenkins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~they executed the same in ~~his/her~~their authorized capacity(ies), and that by ~~his/her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOE RAYGOZA
COMM. #2359941
Notary Public - California
Los Angeles County
My Comm. Expires June 28, 2025

NRO1 NRO1

Signature Joe Raygoza (Seal)

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/2/2024.

Date

Affiant Signature

10/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of October, 2024.

Notary's Signature

My Commission Expires: 03-19-2025

Date

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary's Seal