WARRANTY DEED

Karen Johnson Davidson County
Batch# 1211983 DEEDWARR
12/03/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20241203-0093805

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke Lynn Weaver	FirstBank	044-11-0-177.00
(NAME)	(NAME)	
36 Jones Circle	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Allen B. Craig, Successor Trustee of The Edwin & Mary Jenkins Living Trust dated 3/4/2016**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brooke Lynn Weaver, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 known and designated as all of Lot No. 35, River Vista Subdivision, Village of Old Hickory, as shown on the plan recorded August 19, 1949, in Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property; generally known as fronting 103 feet on Jones Circle, containing 0.41 acres, more or less.

Being the same property conveyed to Edwin G. Jenkins and wife, Mary Miller Jenkins, by Warranty Deed from Eugene S. Law and wife, Madge R. Law, dated 02/15/1950, of record in Book 1811, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary V. Jenkins and Edwin G. Jenkins, Trustees of the Edwin and Mary Jenkins Living Trust dated March 4, 2016, and any amendments thereto by Quitclaim Deed from Edwin G. Jenkins and wife, Mary Miller Jenkins, dated 03/04/2016, of record in Instrument No. 20160321-0026737, Register's Office for Davidson County, Tennessee.

The said Mary V. Jenkins died on 09/05/2018, leaving the said Edwin G. Jenkins Successor trustee of the Edwin and Mary Jenkins Living Trust.

The said Edwin G. Jenkins died on 04/23/2024, leaving the said To be Determined the Successor trustee of the Edwin and Mary Jenkins Living Trust.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 36 Jones Circle, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of December, 2024.

Edwin & Mary Jenkins Living Trust dated 3/4/2016

By: _____
Allen B. Craig, Sucessor Trustee

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Allen B. Craig, Successor Trustee of the Edwin and Mary Jenkins Living Truste dated March 4, 2016 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 2nd day of December, 2024.

_____
Notary Public:

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 December 2,2024.

Affiant
Date: December 2, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of December, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY