Karen Johnson Davidson County
Batch# 1232939 DEEDWARR
02/03/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,915.60
20250203-0007940

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5025-TM

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $788,000.00.

Amanda Allen
Affiant
Subscribed and sworn to before me, this the 30th day of January, 2025.

Carmen Coats
Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremiah Evan Flockhart, Sydney Perez Flockhart, and Steven Michael Flockhart, Sr. 3715 Old Clarksville Pike Joelton, TN 37080	CROSSCOUNTRY MORTGAGE, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	021 00 0 417.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Darryl Jenkins and Karin Jenkins, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Jeremiah Evan Flockhart and Sydney Perez Flockhart, husband and wife, and Steven Michael Flockhart, Sr., a married man (individually and/or collectively, "Grantee"), 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 2, as shown on the Map entitled R.L. REEDER PROPERTY, of record as Instrument No. 20111219-0098670, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darryl Jenkins and Karin Jenkins, Husband and Wife, by Warranty Deed from Alexandria Jenkins, Unmarried, of record in Instrument No. 20201210-0144247, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020, and recorded on December 10, 2020.

Being a part of the same property conveyed to Alexandria S. Jenkins, by Warranty Deed from Cynthia Walker, a single woman, of record in Instrument No. 20180102-0000165, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017, and recorded on January 02, 2018.

This is improved property located at: **3715 Old Clarksville Pike, Joelton, TN 37080**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 ~~30th~~ 29 day of January, 2025.

GRANTORS:

Darryl Jenkins

Karin Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darryl Jenkins and Karin Jenkins, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th 29 day of January, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202502030007940

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 29, 2025.

Affiant Signature

3rd day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028