WARRANTY DEED

File #25-152

Karen Johnson
Batch # 1242782
03/04/2025 10 06 12 AM
Fees $13 00 Taxes $12,210 00

Davidson County
DEEDWARR
2 pgs

20250304-0016021

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY 04 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Record and Return To
[illegible]

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
622 Enquirer, LLC	NEW OWNER	130-02-0-118 00
(NAME)	(NAME)	
800 Lynnwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **Brandon Jenkins, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **622 Enquirer, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No 26 on the Plan of a subdivision of Lot Nos 19, 20, and 21, Belle Meade Second Plan, as of record in Book 421, Page 172, Register's Office for Davidson County, Tennessee

Said Lot No 26 fronts 100 feet on the easterly margin of Enquirer Avenue and runs back 291 5 feet on the north line and 290 feet on the south line to a dead line and measures 100 feet on said dead line.

Being the same property conveyed to Brandon Jenkins, a married man by Warranty Deed from Lacy E Perry, a widow of record in Instrument No 20210921-0126527 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 21, 2021

This property is not the homestead or current residence of the grantor or his spouse

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved
This is improved property, known as 622 Enquirer Avenue, Nasvhille, TN 37205

(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 hand this 3rd day of March, 2025

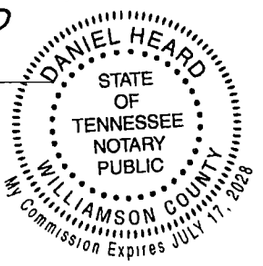
Brandon Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2025, before me personally appeared Brandon 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 3rd day of March, 2025

Notary Signature
My commission expires: 7.17.28



RETURN RECORDED DOCUMENTS TO.

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027