This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-5260-KP

Karen Johnson Davidson County
Batch# 1243920 DEEDWARR
03/06/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250306-0016907

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2025.

Notary Public
My Commission Expires: 3-28-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bradley Jenkins and Talitha Jenkins 2820 Creekview Drive Nashville, TN 37217	New Owner	150 01 0 219.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Denise Story and spouse, James D. Story, (individually and/or collectively, "Grantor"), transfer and convey unto Bradley Jenkins and Talitha Jenkins, husband and wife (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 No. 674 on the Plan of EDGE-O-LAKE ESTATES, SECTION 16 of record in Plat Book 4175, page 157, Register's office for Davidson County to which reference is made for a more complete description.

Being the same property conveyed to Denise Story and spouse, James D. Story, by Quitclaim Deed from Denise Simpson NKA Denise Story, of record in Instrument No. 20230328-0022620, in the Register's Office of Davidson County, Tennessee, dated March 28, 2023, and recorded on March 28, 2023.

Being the same property conveyed to Denise Simpson, unmarried, by Warranty Deed from Johnathan C. Barnes, unmarried, of record in Instrument No. 20130604-0056311, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013, and recorded on June 04, 2013.

This is improved property located at: **2820 Creekview Drive, Nashville, TN 37217**

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 4th day of March, 2025.

GRANTORS:

Denise Story

James D. Story

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Denise Story and James D. Story, 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 4th day of March, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Certificate of Authenticity

I, Amanda Maynor, 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

March 4, 2025.

Date

Affiant Signature

March 6, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON