ADDRESS NEW OWNER: Derek James May
3116 Ironwood Drive
Nashville, TN 37214

SEND TAX BILL TO: SAME OWNER

Karen Johnson Davidson County
Batch# 1257416 DEEDWARR
04/08/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250408-0026585

MAP-PARCEL NOS. 096-10-0-282.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Louise Jenkins, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Derek James May, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 636 on the Plan of Cloverhill, Section No. VIII of record in Book 2311, page 11, Register's Office for Davidson, Tennessee.

Being the same property conveyed to Linda Louise Jenkins, unmarried, from Thomas E. Bateman and wife, Susie F. Bateman, by Warranty Deed recorded on August 24, 1981, in Book 5608, Page 369, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 3116 Ironwood Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Cloverhill, Section No. VIII of record in Book 2311, page 10 and 11, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of April 2025.

Linda Louise Jenkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Louise Jenkins, an unmarried woman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 3rd day of April 2025.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $285,000.00.

Affiant

Subscribed and sworn before me this 3rd day of April 2025.

Notary Public
My Commission Expires: _____

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

File No. 2503-035

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **4/3/2025** [DATE].

AFFIANT SIGNATURE

4/3/2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **3rd** day of **April**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

