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Karen Johnson Davidson County
Batch# 1273991 DEEDWARRSP
05/16/2025 08:21:30 AM 7 pgs
Fees: $38.00 Taxes: $5,106.00
20250516-0038557

Special Warranty Deed

LISA FARRIS TENNESSEE NOTARY PUBLIC My Comm Exp. July 18 2028 COUNTY OF ROBERTSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,380,000.00 Affiant Subscribed and sworn to before me, this the 15 day of May 2025. Notary Public My commission expires: 07-18-28

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	051-00-0-112.00 051-13-0-016.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MICHAEL A. JENKINS and ARNITHEA DORCEL BENSON, each a resident of Tennessee ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 0 & 3312 Walton Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantors further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantors, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 15th day of May 2025.

GRANTORS:

Michael A. Jenkins

MICHAEL A. JENKINS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Michael A. Jenkins, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of May 2025.

Mary Frances Rudy

NOTARY PUBLIC

My Commission Expires: 11-3-25

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

ARNITHEA DORCEL BENSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Arnithea Dorcel Benson, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this the 15th day of May 2025.

NOTARY PUBLIC

My Commission Expires: 11-3-25

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Exhibit A

Legal Description

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, surveyor, dated August 3, 1960, as follows:

Tract 1:

BEGINNING at a point in the north margin of Walton Lane, the front corner of the property herein described and the Cain Walton Property; thence North 3 degrees 30 minutes East 330 feet to an eight inch gum; thence North 86 degrees West 465.5 feet to a point; thence South 3 degrees 20 minutes West 132.6 feet to a point; thence South 88 degrees East 212 feet to a point; thence South 2 degrees 15 minutes West 207 feet to a point in the north margin of an Old County Road; thence South 86 degrees 30 minutes East 249 feet to the beginning, containing 2.54 acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM are those portions thereof described in the deed of record in Book 3577, page 109, said Register's Office.

Being part of the same property conveyed to JAMISON JENKINS, JR. AND WIFE, VIVIAN THELMA JENKINS, by deed from M.H. WEBB AND WIFE, IDA NELL WEBB, of record in Book 3157, page 50, dated October 21, 1960, said Register's Office.

JAMISON JENKINS, JR. conveyed said property to VIVIAN T. JENKINS by Quitclaim Deed of record in Book 7424, page 59, dated July 6, 1987, said Register's Office.

JAMISON JENKINS, JR. and VIVIAN T. JENKINS were remarried March 29, 1988.

VIVIAN T. JENKINS created a tenancy by the entirety of a life estate with her spouse, JAMISON JENKINS, JR. with the remainder to their children, ARNITHEA DORCEL BENSON AND MICHAEL ALLEN BENSON by Quitclaim Deed of record in Book 11530, Page 909, dated June 15, 1999, said Register's Office.

VIVIAN T. JENKINS having since died on or about August 7, 2010, leaving JAMISON JENKINS, JR. as the surviving tenant by the entirety.

JAMISON JENKINS, JR. died intestate on or about August 8, 2011, leaving ARNITHEA DORCEL BENSON AND MICHAEL ALLEN BENSON as his only heirs-at-law. For further reference see Affidavit of Heirship or record in Instrument No. 20120824-0076420, said Register's Office.

MICHAEL ALLEN JENKINS AND ARNITHEA DORCEL BENSON conveyed said property to MICHAEL ALLEN JENKINS AND ARNITHEA DORCEL BENSON, as Joint Tenants with Right of Survivorship, by Quitclaim Deed of record as Instrument No. 20120824-0076421, dated August 20, 2012, said Register's Office.

Tract 2:

Beginning at a point in the north margin of Walton Lane, the front corner of the property herein described and the Cain Walton property; thence North 3 degrees 30 minutes East, 330 feet to an eight-inch gum; thence North 86 degrees West 100 feet to a point; thence southwardly and parallel to the westerly line of the Cain Walton property, 330 feet to the northerly margin of Walton Lane; thence southwardly 86 degrees 30 minutes East, 100 feet to the point of Beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM are those portions thereof described in the deed of record in Book 6446, page 822, said Register's Office.

Being part of the same property conveyed to VASSEL TILLERY AND VIVIAN JENKINS, as tenants in common by deed from DORRIS B. BOYD, AN UNMARRIED WOMAN, of record in Book 5077, page 286, dated October 12, 1976, said Register's Office.

VASSEL TILLERY AND VIVIAN JENKINS conveyed said property to VIVIAN JENKINS AND MICHAEL A. JENKINS, as tenants in common, by Deed of record in Book 6308, page 985, dated June 4, 1984, said Register's Office.

VIVIAN T. JENKINS died intestate on or about August 7, 2010, leaving JAIMSON JENKINS, JR., ARNITHEA DORCEL BENSON AND MICHAEL ALLEN BENSON as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

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JAMISON JENKINS, JR. died intestate on or about August 8, 2011, leaving ARNITHEA DORCEL BENSON AND MICHAEL ALLEN BENSON as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

202505160038556

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 6200, Page 225, in the Register's Office of Davidson County, Tennessee.

3. Sewer Easement of record in Book 4780, Page 456, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Goetz, 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 May 15, 2025.

Date

Affiant Signature

May 15, 2025
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-28
Date

Notary's Seal (if on paper)