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Karen Johnson Davidson County
Batch# 1273991 DEEDQC
05/16/2025 08:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250516-0038558

QUITCLAIM 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 $0.00. Affiant Subscribed and sworn to before me, this the 15 day of May 2025. Notary Public My commission expires: 07-18-28

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

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

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, MICHAEL A. JENKINS and ARNITHEA DORCEL BENSON, each a resident of Tennessee ("Grantors"), by these presents do hereby quitclaim and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 0 & 3312 Walton Lane, Nashville, Tennessee 37216.

[*Signature Page to Follow*]

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

GRANTORS:

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.

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

THE LAND IS DESCRIBED AS FOLLOWS:

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF A TRACT OF LAND IN THE NAME OF MICHAEL ALLEN JENKINS AND ARNITHEA DORCEL BENSON, AS RECORDED IN QC-20120824-0076421 AND ALL OF THE RESERVED PARCEL ON THE REVISED PLAT OF THE SUBDIVISION OF THE JENKINS TRACT, AS RECORDED IN PB 6200, PG 225, IN THE NAME OF VIVIAN & MICHAEL A. JENKINS, AS RECORDED IN DB-00006308-0000985, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" CAPPED IRON PIN ON THE NORTHEAST CORNER LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE, AS RECORDED IN PL-20230822-0065442, IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20250205-0008785, ON THE WESTERLY LINE OF A TRACT OF LAND IN THE NAME OF MICHAEL ALLEN JENKINS AND ARNITHEA DORCEL BENSON, AS RECORDED IN QC-20120824-0076421, AND THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT OF LAND IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20250205-0008784;

THENCE ALONG THE EASTERLY LINE OF SAID 1.00 ACRE LEGACY SOUTH LANDS, NORTH 07°46'20" WEST, A DISTANCE OF 17.62 FEET TO A FOUND ½" CAPPED IRON PIN ON THE SOUTHWEST CORNER OF A 8.42 ACRE TRACT OF LAND IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20250205-0008787;

THENCE ALONG THE SOUTHERLY LINE OF SAID 8.42 ACRE LEGACY SOUTH LANDS, THE FOLLOWING 2 (TWO) COURSES:

1) SOUTH 81°44'30" EAST, A DISTANCE OF 376.50 FEET TO A SET 5/8" IRON PIN AND CAP
2) SOUTH 81°40'35" EAST, A DISTANCE OF 100.10 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTHWEST CORNER OF LOT 5 OF THE WALTON LANE ESTATES, AS RECORDED IN PL-00005200-0000551, IN THE NAME OF ZW INVESTMENT GROUP LLC, AS RECORDED IN DB-20210623-0085059;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 5, AND IN PART ALONG THE WESTERLY LINE OF LOT 4 OF SAID WALTON LANE ESTATES, IN THE NAME OF O.I.C. TOWNHOMES AT 3509 SLATE, AS RECORDED IN MA-20220419-0045095, SOUTH 06°45'53" WEST, A DISTANCE OF 82.09 FEET TO A FOUND ½" IRON PIN (NO CAP), ON THE NORTHEAST CORNER OF LOT 2 OF THE AFOREMENTIONED REVISED PLAT OF THE SUBDIVISION OF THE JENKINS TRACT, IN THE NAME OF RONALD E. GOSSETT, ET UX, AS RECORDED IN DB-00008203-0000697;

THENCE ALONG THE SAID REVISED PLAT OF THE SUBDIVISION OF THE JENKINS TRACT, THE FOLLOWING 2 (TWO) COURSES:

1) SOUTH 74°34'45" WEST, A DISTANCE OF 107.06 FEET TO A SET 5/8" IRON PIN AND CAP

2) SOUTH 06°20'33" WEST, A DISTANCE OF 212.52 FEET TO A FOUND 1" IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF THE SAID REVISED PLAT OF THE SUBDIVISION OF THE JENKINS TRACT, IN THE NAME OF DEBRA R. HARVEY, AS RECORDED IN DB-00007863-0000977, ALSO BEING ON THE NORTHERLY RIGHT-OF- WAY LINE OF WALTON LANE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WALTON LANE, NORTH 82°55'47" WEST, A DISTANCE OF 151.39 FEET TO A SET IRON PIN AND CAP ON THE SOUTHEASTERLY CORNER OF A 0.22 ACRE TRACT OF LAND IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20240802-0058917;

THENCE ALONG THE EASTERLY LINE OF SAID 0.22 ACRE LEGACY SOUTH LANDS, NORTH 04°57'55" EAST, A DISTANCE OF 205.97 FEET TO A SET PIN AND CAP;

THENCE ALONG THE NORTHERLY LINE OF SAID 0.22 ACRE LEGACY SOUTH LANDS, AND IN PART THE NORTHERLY LINE OF A TRACT OF LAND IN THE NAME OF PERCY M. DODSON, AS RECORDED IN DB-00004821-0000234, NORTH 82°16'33" EAST, A DISTANCE OF 125.00 FEET TO A SET PIN AND CAP ON THE NORTHEASTERLY CORNER OF A TRRACT OF LAND IN THE NAME OF PERCY M. DODSON AND MARY D. HARBUT, AS RECORDED IN DB-00005896-0000866;

THENCE ALONG THE NORTHERLY LINE OF SAID DODSON/HARBUT LANDS, NORTH 82°24'35" EAST, A DISTANCE OF 85.14 FEET TO A FOUND ½" IRON PIN (NO CAP) ON THE EASTERLY LINE OF THE AFOREMENTIONED LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE, NORTH 03°41'37" EAST, A DISTANCE OF 120.67 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID JENKINS/BENSON LANDS, SOUTH 82°24'39" EAST, A DISTANCE OF 85.14 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF A TRACT OF LAND IN THE NAME OF PERCY M. DODSON, AS RECORDED IN DB-00004821-0000234;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID DODSON LANDS, SOUTH 04°58'46" WEST, A DISTANCE OF 207.12 FEET TO A SET MAG NAIL ON THE NORTHERLY RIGHT-OF-WAY OF WALTON LANE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID WALTON LANE, NORTH 82°24'30" WEST, A DISTANCE OF 85.00 FEET TO A SET MAG NAIL ON THE EASTERLY LINE OF THE AFOREMENTIONED LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, NORTH 04°56'25" EAST, A DISTANCE OF 207.12 FEET TO THE TRUE POINT OF BEGINNING.

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.

Also 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. 202505160038556

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

Certificate of Authenticity

I, Melissa Focl2, 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 05-15-2025.

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)