WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288957 DEEDWARR
06/23/2025 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $710.54
20250623-0049188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,036.67.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025060082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CLS RENTAL PROPERTIES, LLC	SAME AS NEW OWNER	
(NAME) 709 S SUMMERFIELD DRIVE	(NAME)	Map-Par. 081-07-0-009.00
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-TWO THOUSAND THIRTY-SIX AND 67/100 Dollars ($192,036.67), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KENNETH JENKINS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS RENTAL PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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(s) 8, as shown on the map entitled A.C. Dudleys Subdivision, of record in Book 161, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said lot fronts 50 feet on the south side of E. Street and runs back between parallel line 140 feet to an alley.

Being the same property conveyed to KENNETH JENKINS, by deed from GRETA S. THOMISON, ADMINISTRATOR OF THE ESTATE OF BETTY HYDE GOODSON AND BY: SHALITA M. STADAKER, ATTORNEY IN FACT, of record as Instrument No. 20071220-0146090, dated December 19, 2007, said Register's Office.

This is not and has never been marital property for the Grantee.

unimproved ☐
This is improved ☒ property, known as 1703 Simpkins Street, Nashville, TN 37208
(House No.) (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.

Executed by my hand this the 19th Day of June, 2025.

Kenneth Jenkins

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kenneth Jenkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th Day of June, 2025.

Notary Public

My Commission Expires: May 9, 2026



(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 06/19//2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 06/23/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/23/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

