WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 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

Karen Johnson Davidson County
Batch# 1295724 DEEDWARR
07/10/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20250710-0054309

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

File No.: 2025060084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CLS Rental Properties LLC		
(NAME)	(NAME)	
709 S Summerfield Drive	same as new owner	. 092-07-0-064.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND AND NO/100 Dollars ($20,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULIA JENKINS, UNMARRIED** 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 the easterly 102 feet of Lot No 1, as shown on the map entitled C.R. Badoux's Subdivision of part of Lot No 14 on the Harding Lytle Tract, of record in Plat Book 161, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No 1 fronts 48 feet on the westerly side of 19th Ave North, formerly Hudson Walnut or Durham Street, and runs back with the northerly margin of Herman Street 102 feet to a dead line, measuring 42.5 feet, more or less thereon

Being the same property conveyed to BEN E. BIDDIX, by deed from LOTTIE B. ALLISON, A WIDOW, of record in Book 7325, Page 749, dated February 16, 1983, said Register's Office.

Further being the same property conveyed to KEN A. JENKINS, by quitclaim deed from BEN E. BIDDIX, of record in Instrument No. 20090122-0005476, dated January 20, 2009, said Register's Office.

Further being the same property conveyed to JULIA JENKINS, by quitclaim deed from KEN A. JENKINS, of record in Instrument No. 20250620-0048444, dated June 19, 2025, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 901 19th Ave North, 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 9th Day of July 2025.

Julia Jenkins

STATE OF Tennessee

County OF Davidson

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

Witness my hand and official seal, this the 9th of July, 2025.

Notary Public

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

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 July 9, 2025

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

Date 7-9-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 7-9-2025

Notary Public: **Tuwana J. Bryant**

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

