WARRANTY DEED

Karen Johnson Davidson County
Batch # 1300161 DEEDWARR
07/21/2025 01 22 21 PM 2 pgs
Fees $13 00 Taxes $1,484 71

20250721-0057328

W-AG-25-2211A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,271 72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 7/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
The 2211 24th Avenue Title Holding Trust	**NEW OWNER**	
(NAME)	(NAME)	**081-02-2Q-001.00-CO**
39 Halsey Drive		
(ADDRESS)	(ADDRESS)	
Old Greenwich, CT 06870		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE RICHARDSON AND LARRY D. JENKINS, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE 2211 24TH AVENUE TITLE HOLDING TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Unit 2211A on the Plan of Townhomes at 2211 24th Avenue North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes AT 2211 24th Avenue North, as set forth in Exhibit "B" of record in Instrument NO. 20200127-0009613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Richardson and Larry D Jenkins Jr., as tenants by their entirety by Warranty Deed from Arvid V Simmons Jr., unmarried of record in Instrument No 20210129-0013433 Register's Office for Davidson County, Tennessee, dated January 27, 2021 and recorded on January 29, 2021

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200127-0009613, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, Page 334, in the Register's Office for Davidson County, Tennessee
- A Deed of Trust by Stephanie Richardson and Larry D Jenkins Jr , as tenants by their entirety, trustor, to Providence Title LLC, trustee, for the benefit of Arcus Lending Inc , beneficiary, to secure a note in the original amount of $ 405,000 00 secured thereby, dated January 27, 2021, and recorded on January 29, 2021, of record as Instrument Number 20210129-0013434, Register's Office for Davidson County, Tennessee

Said Deed of Trust is assigned unto Lakeview Loan Servicing, LLC by Assignment of Deed of Trust of record in Instrument Number 20230627-0048721, in the Register's Office for Davidson County, Tennessee

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211 24th Ave N Unit A, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 18th DAY OF JULY, 2025

Stephanie Richardson

Larry D Jenkins, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of July, 2025

Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212