WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301852 DEEDWARR
07/24/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250724-0058604

File No. KS-25-10286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 4/22/2029

(AFFIX SEAL)

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alecia Kay Wienzierl	JPMorgan Chase Bank	
(NAME)	(NAME)	053-16-0-025.00
134 Ray Avenue	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbus, OH 4219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **TBKID LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alecia Kay Wienzierl, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 lying within the City limits Lakewood, Tennessee, being bounded on North by Right-of-way of (R/W) of Ray Avenue (50' Public R/W) on the East by Helen Belsky as recorded in Instrument No. 200702280024746, Register's Office Davidson County (RODC), on the South by Charlene Kelly Capley Morgan as recorded in Instrument No. 20030820-0120591 RODC and on the West by Homer C. Flat, Sr. etux as recorded Book 2808, Page 171 RODC. Said tract being more particularly described, as follows:

Point of beginning being a found concrete monument on the South Right of Way margin of Ray Avenue being the northeast corner of Lot No. 7 of the Final Plat of Green Heights as previously mentioned, and the northwest corner of the tract being described; thence with said Southerly Right of Way margin North 80 degrees 48 minutes 00 seconds East 130.00 feet to a found iron rod; thence leaving said R/W margin South 80 degrees 42' 11" West 70.00 feet to a found iron rod at the southeast corner of the subject tract; thence South 80 degrees 48 minutes 35 seconds West 129.55 feet to a found 1.5" iron pipe; thence North 9 degrees 03 minutes 15 seconds West 69.97 feet to the point of beginning. Containing 9,082 square feet or 0.21 acres.

Being the same property conveyed to Glenda Gardner and Jimmy Young, Co-Trustees of the Albert Gardner Family Trust by Quitclaim Deed from James E. Crump, III of record in Instrument No. 20130509-0047136 Register's Office for Davidson County, Tennessee, dated May 02, 2013 and recorded on May 09, 2013.

Being the same property conveyed to TBKID, LLC, a Tennessee limited liability company by Warranty Deed from Jimmy Young, Trustee of the Albert Gardner Family Trust of record in Instrument No. 2024072-0057053 Register's Office for Davidson County, Tennessee, dated July 24, 2024 and recorded on July 29, 2024.

This is property more commonly known as 134 Ray Avenue, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 21st day of July, 2025.

TBKID LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

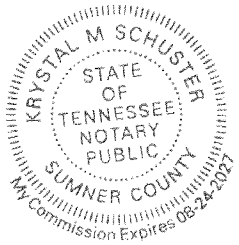
Before me, Krystal Schuster of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of TBKID LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of TBKID LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Agent of TBKID LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 21st day of July, 2025.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires: 8/24/27



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 22, 2025.

Lissa Groom
Affiant
Date: July 22, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

202507240058604