Karen Johnson Davidson County
Batch# 1333678 DEEDWARR
10/14/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20251014-0081782

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** **Affiant** Subscribed and sworn to before me, this **9th day of October, 2025.** **Notary Public** **My commission expires:** 10.29.27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lucia Esteves Varvella Vicente **2417 Grover Street** **Nashville, TN 37207**	New Owner	**059-16-0-061.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ronald A. Jenkins**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Lucia Esteves Varvella Vicente**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot Numbers 78 and 79 on the Map of Haynes Cleveland Plan, of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots Numbers 78 and 79 front together 80 feet on the easterly side of Grover Street, and run back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Ronald L. Jenkins by Special Warranty Deed from Household Financial Center, Inc, organized and existing under the laws of the United States of America of record in Instrument No. 20080806-0081082 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 06, 2008.

Being the same property conveyed to Ronald A. Jenkins by Quitclaim Deed from Ronald L. Jenkins of record in Instrument No. 20201106-0130856 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on November 06, 2020.

Said property was not used as the marital residence of the Grantor(s).

Ronald Jenkins and Ronald A. Jenkins being one and the same person.

HE-2025-519

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2417 Grover Street, Nashville, TN 37207**.

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 in 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(s) this **9th day of October, 2025.**

Ronald A. Jenkins

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of October, 2025, before me personally appeared Ronald A. Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/9/2025 (**date of document**).

Affiant Signature

10/9/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 9th day of October, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029