Karen Johnson Davidson County
Batch# 1339082 DEEDWARR
10/28/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20251028-0085762

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24889-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Kirsten Virden
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of October, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicole Clemmons and Tyler Clemmons 2077 Hickory Brook Drive Hermitage, TN 37076	Legacy Home Loans, LLC dba Steadfast Mortgage 408 HIGHWAY 76 White House, TN 37188	097-02-0A-385.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jenika Group, Inc., a California corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicole Clemmons and Tyler Clemmons, wife and husband**, hereinafter called the Grantee(s), 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 all of Lot No. 385, Final Plat, Section One, Phase 4E, Villages of Riverwood, according to survey and plat of same appearing of record in Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jenika Group, Inc., a California corporation by Special/Limited Warranty Deed from Music City Holdings LLC, a Texas limited liability company, dated September 24, 2024, recorded September 25, 2024, of record in Instrument No. 20240925-0074436, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2077 Hickory Brook Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

GRANTOR:

Jenika Group, Inc., a California corporation

By:_____
Sergey Surenkov, Chief Executive Officer

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sergey Surenkov, Chief Executive Officer the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Chief Executive Officer of Jenika Group, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of October, 2025.

_____
Notary Public
My Commission expires: _____

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of El Dorado)

On October 24, 2025 before me, **Cindy Webster**, a Notary Public, personally appeared Sergey Surenkov who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CINDY WEBSTER
Notary Public - California
Sacramento County
Commission # 2449996
My Comm. Expires Jun 13, 2027

(seal)

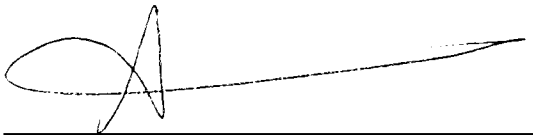
Cindy Webster
Notary Public

Cindy Webster

202510280085762

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 10/28/2025.



Affiant Signature — Date: 10/28/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/28/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal