WARRANTY DEED

Karen Johnson Davidson County
Batch# 1341379 DEEDWARR
11/03/2025 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20251103-0086987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$140,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

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

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

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
The Warren A. Sawyers Living Trust	SAME AS NEW OWNER	Map-Par. 093-16-0-073.00
(Name)	(Name)	
3032 CODY HILL RD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BARBARA A. JENKINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE JOSEPH AND VIOLET A. JOSEPH, TRUSTEES OF THE JOSEPH FAMILY REVOCABLE LIVING TRUST,** 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:

Being parts of Lots Nos. 105 and 106 on the plan of Maury and Claiborne's Addition to South Nashville. as of record in Book No. 21, pages 84 and 85, Register's Office of Davidson County, Tennessee.

Said parts of said lots being the southerly 4 1/2 feet of Lot No. 105 and the northerly 17 1/2 feet of Lot No. 106 and front together twenty-two feet on the westerly side of Maury Street and run back between parallel lines one hundred and sixty-five feet to an alley.

Being the same property conveyed to M.P. WORLEY AND WIFE, ADA WORLEY, by deed from MARY S. SLAUGHTER AND HUSBAND BEN G. SLAUGHTER, ANNIE S. TALLEY AND HUSBAND CHARLES T. TALLEY AND JOHN W. SNEED AND WIFE, CARRIE J. SNEED AND MRS. C.A. HAGE (FORMERLY WIFE OF ROBERT SNEED DECEASED AND HUSBAND C.A. HAGE, of record in Book 1875, page 329, dated August 10, 1927, said Register's Office.

M.P. Worley having since died on August 12, 1972, leaving Ada Worley the surviving tenant by the entirety.

Ada Worley having since died September 15, 1986. Mary Elizabeth Cannon and Helen W. Malone were appointed Co-Executrixes of the Estate of Ada M. Worley of record in the Seventh Circuit District of Davidson County Probate Court of record in Docket No. 80721 and Certified Copy of record in Book 8519, page 860, said Register's Office. For further reference see Order Approving Sale of Real Property of record in Book 8519, page 859, said Register's Office.

HELEN MALONE AND MARY ELIZABETH CANNON, CO-EXECUTRIXES OF THE ESTATE OF ADA M. WORLEY further conveyed to JAMES JENKINS AND WIFE, BARBARA JENKINS of record in Book 8523, page 41, dated January 3, 1992, said Register's Office.

James Jenkins having since died on May 16, 2023 leaving Barbara Jenkins the surviving tenant by the entirety.

Property is known as 90 Maury Street, Nashville, TN 37210

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 the 29 Day of October, 2025.

Barbara A. Jenkins

STATE OF _____

COUNTY OF _____

Before me _____, a Notary Public for the above State and County, do hereby certify that Barbara A. Jenkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ Day of October, 2025.

_____
Notary Public

My Commission Expires: _____

(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

See Ack
MSales

CALIFORNIA ALL-PURPOSE

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity 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

County of San Bernardino }ss.

On 10-29-2025 before me, N. Scales, Notary Public personally appeared Barbara A Jenkins

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.

N Scales

Signature of N. Scales, Notary Public
My Commission Expires : December 23, 2026

N. SCALES
COMM. #2428375
Notary Public - California
San Bernardino County
My Comm. Expires Dec. 23, 2026

(Notary Seal)

Description Of The Attached Document

Warranty Deed

202511030086987

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 10/29/2025.

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

Date 10/30/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/3/2025.

Notary Public: TUWANA J. BRYANT

My Commission Expires: 03/03/2026

