This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25087-AP

Karen Johnson Davidson County
Batch# 1355146 DEEDWARR
12/08/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $846.12
20251208-0097168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $228,680.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2025.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Chad Serrate
Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Earline Jenkins PO Box 1283 Antioch, TN 37013	New Owner	081-08-0-059

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, I/we, **Brooke A. Oglesby, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Earline Jenkins, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 the northerly thirty feet of Lot No. 616 and the southerly ten feet of Lot No. 618 on the North Nashville Real Estate Company Plan, of record in Book 21, page 105, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 616 and 618 front together forty feet on the westerly side of Delta Avenue (formerly Hamburg) and run back between parallel lines 168 1/2 feet to an alley.

Being the same property conveyed to Brooke A. Ogelsby, a single woman by Warranty Deed from Woodbine Community Organization (WCO), Inc., a Tennessee not for profit corporation, dated May 31, 2019, recorded June 3, 2019, of record in Instrument No. 20190603-0052577, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1927 Delta Avenue, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 5th day of December, 2025.

GRANTOR:

Brooke A. Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brooke A. Oglesby, 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 she executed the foregoing instrument for the purposes therein contained.

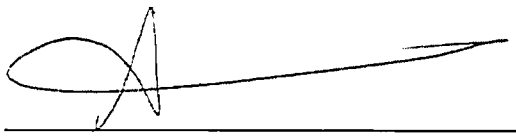
WITNESS my hand and seal at office this 5th day of December, 2025.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029



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 **12/5/2025**.

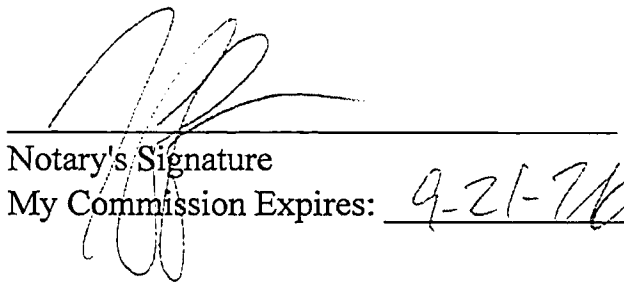


Affiant Signature — Date: 12/5/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/5/2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal