Karen Johnson Davidson County
Batch# 1359003 DEEDWARR
12/17/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20251217-0100369

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 39006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: JULY 2, 2029

DM-KPG-25-3822

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jeffrey Alan Grossman	**Jeffrey Alan Grossman**	
(NAME) 3707 Princeton Avenue	(NAME) 3707 Princeton Avenue	103-12-0-280-00
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE A. JENKINS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY ALAN GROSSMAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 205 of Block 10, Division "A" of the Richland Realty Company's Property, as of record in Book 161, page 151, said Register's Office, showing the same divided into blocks but not showing the subdivision of blocks into small lots, and described according to a mortgage loan inspection by R. L. Montoya, land surveyor, dated June 19, 1980 as follows:

Beginning on the northerly margin of Richland Avenue, at a point 178 feet east of the easterly margin of Wilson Boulevard; thence with the northerly margin of Richland Avenue, eastwardly 50 feet to a point, thence leaving said Richland Avenue northwestardly 192.5 feet to an alley, thence continuing with said alley westwardly 50 feet to a point; thence southwardly 192.5 feet to the point of beginning.

Being the same property conveyed to Charlotte A. Jenkins and Randall B. Johnson by deed from Robert L. Sanford and wife Connie Lou Sanford of record in Book 5625, page 856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte A. Jenkins by Quitclaim deed from Randall B. Johnson of record in Book 6107, page 78, Register's Office for Davidson County, Tennessee, dated 8/1/1983 and recorded on 8/1/1983.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien, not yet due and payable, assumed by Grantee.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3822 Richland Avenue, Nashville, Tennessee 37205-2440**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2025.

Charlotte A Jenkins

Charlotte A. Jenkins

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE A. JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/15/25 (date of document).

Affiant Signature

12/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

