Karen Johnson Davidson County
Batch# 1361975 DEEDWARR
12/29/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251229-0102782

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2025.

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES:
5-24-2028
(AFFIX SEAL)

05-NSH25-10462

Address of New Owner:	Send Tax Bills to:	Tax Information:
Citlaly Galindo Rendon, Silvestre Galindo Bautista and Rufina Rendon De La Rosa, 328 Randy Road Madison, TN 37115	Citlaly Galindo Rendon, Silvestre Galindo Bautista and Rufina Rendon De La Rosa, 328 Randy Road Madison, TN 37115	034-02-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melinda Gail Jenkins Bobel, Heir at Law of the Estate of Alta J. Jenkins, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Citlaly Galindo Rendon, a married woman and Silvestre Galindo Bautista and Rufina Rendon De La Rosa, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 6 on the Plan of Shepherd Hills, Section I, as of record in Book 2331, Page 46, Register's Office for said County.

Said lot fronts 190.02 feet on the southwesterly side of Shepherd Hills Drive, as measured around a curve, and runs back 350.2 feet on the northwesterly line and 345.3 feet on the southeasterly line, to a dead line in the rear, on which it measures 42 feet.

Being the same property conveyed to Irvin W. Jenkins, Jr., and wife, Alta J. Jenkins by Warranty Deed from David Brown Watson and wife, Jessie Watson of record in Book 4184, Page 560, Register's Office for Davidson County, Tennessee, dated October 20, 1967 and recorded on October 27, 1967.

The said Irvin W. Jenkins, Jr. having died on or about March 20, 2018, vesting Alta J. Jenkins as surviving tenant by the entirety. The said Alta J. Jenkins having died on or about March 21, 2021. Melinda Gail Bobel, also known as Melinda Gail Bobel, was appointed executrix over the Estate of Alta Joyce Jenkins, being administered under Case No. 21P1991, in the Chancery (Probate) Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **106 Shepherd Hills Drive, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of December, 2025

Melinda Gail Bobel

Melinda Gail Jenkins Bobel, Heir at Law of the Estate of Alta J. Jenkins, deceased

STATE OF TENNESSEE

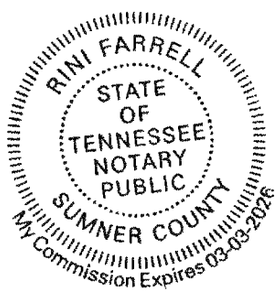
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melinda Gail Jenkins Bobel, Heir at Law of the Estate of Alta J. Jenkins, deceased, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 19th day of December, 2025.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 19, DECEMBER 2025.

Custodian's Signature — 12/19/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 19 day of DECEMBER 2025.

Notary Public

MY COMMISSION EXPIRES:
5-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY