WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $360,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1365268 DEEDWARR
01/05/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,333.11
20260105-0000513

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
James Goff and Aisha Miller	Movement Mortgage	062-02-OA-025.00-CO
(NAME) 2600 Paddle Wheel Drive	(NAME) 8024 Calvin Hill	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Zachary J. Jenkins and Alma D. Jenkins, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto James Goff, married man, and Aisha Miller, unmarried woman, tenants in common , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of River Trace Estates, Phase I, Section I of record in Plat Book 6250, Page (s) 996 and 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zackary J. Jenkins and Alma D. Jenkins, husband and wife by Warranty Deed from Joanne D Aronis, unmarried of record in Instrument No. 20120517-0042689 Register's Office for Davidson County, Tennessee, dated May 10, 2012 and recorded on May 17, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2600 Paddle Wheel Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of Dec, 2025.

Zachary J. Jenkins

Alma D. Jenkins

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of Dec, 2025, before me personally appeared Zachary J. Jenkins and Alma D. Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of Dec, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 5th day of January, 2026

1/5/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5th day of January, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

