Karen Johnson Davidson County
Batch# 1375730 DEEDWARR
02/04/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260204-0007804

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Adly	New Owner	Map: 107-14-0-109.00
(NAME) 5600 Glenalden Drive	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STANLEY EARL JENKINS, EXECUTOR OF THE ESTATE OF HESTER MAE JENKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL ADLY, MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 176 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, Register's Office for said County.

Said Lot No. 176 fronts 98 feet on the east side of Alladin Drive and runs back between lines, 134.5 feet on the north line, 128.4 feet on the south line to a dead line in the rear on which measures 90.3 feet.

Being the same property conveyed to Leonard B. Jenkins and wife, Hester May Jenkins, as tenants by the entireties, by Quitclaim Deed from Leonard B. Jenkins, of record in Book 7151, Page 913, dated February

27, 1987, Register's Office for said County. See also Warranty Deed in Book 2535, Page 497, Register's Office for said County. Hester Mae Jenkins and Hester May Jenkins being one and the same person. The said Leonard B. Jenkins died 11/7/08 and title vested in Hester May Jenkins, as surviving tenant by the entirety. The said Hester Mae Jenkins died testate on 4/27/25 and the Will was admitted to Probate as Probate No. 25P2004 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Hester Mae Jenkins, pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Pages 94 and 95, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1710, Page 183, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1016 Aladdin Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 30th day of January, 2026.

The Estate of Hester Mae Jenkins

BY: Stanley Earl Jenkins
Stanley Earl Jenkins, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stanley Earl Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of Hester Mae Jenkins, the within named bargainer, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of January, 2026.

My Commission Expires: 1/24/28

Notary Public



Certification of Recorded Documents

I, Channing Miles, 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 January 30, 2026.

(AFFIANT) – Channing Miles

01/30/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of January, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY