WARRANTY DEED

Karen Johnson Davidson County
Batch# 1385058 DEEDWARR
02/24/2026 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260224-0014748

File No. SG-26-1329

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenkins Homebuyers LLC	**Jenkins Homebuyers LLC**	
(NAME)	(NAME)	
4844 Peppertree Drive	**1111 Calvin Ave**	176-02-0-002.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ronald C. Smith and Jeanie Johnson, Husband and Wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenkins Homebuyers LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee described as follows:

Described property in Davidson County, Tennessee, being Lot No. 171, Revised Section One, Peppertree Forest, as of record in Book 6900, pages 973-975, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ronald C. Smith and wife Linda W. Smith by Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 9082, Page 711, Register's Office for Davidson County, Tennessee, dated September 13, 1993 and recorded on September 16, 1993.

Being the same property conveyed to Victor Hazelwood, Trustee by Quitclaim Deed from Ronald C. Smith and Linda W. Smith, of record in Instrument No. 20100127-0006758, Register's Office for Davidson County, Tennessee, dated January 25, 2010, and recorded on January 27, 2010 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Ronald C. Smith and Jeanie Johnson.

This is property more commonly known as 4844 Peppertree Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of February, 2026.

Ronald C. Smith

Ronald C. Smith

Jeanie Johnson

Jeanie Johnson

STATE OF Florida
COUNTY OF Orange

On this 17th day of February, 2026, before me personally appeared Ronald C. Smith and Jeanie Johnson, 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 17th day of February, 2026.

Ilena Dunlop

Notary Signature Ilena Dunlop
My commission expires: 1-6-2030
By Physical Presence

ILENA DUNLOP
Notary Public - State of Florida
Commission # HH 746962
My Comm. Expires Jan 6, 2030
Bonded through National Notary Assn.

Certificate of Authenticity

I, Spencer Gross, 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 **February 17th, 2026**.

Affiant Signature

February 17th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
24th day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

