Karen Johnson Davidson County
Batch# 1385124 DEEDWARR
02/25/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20260225-0014833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

File No. SG-26-1353

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 NUMBER
Wanda Williams	**Wanda Williams**	
(NAME)	(NAME)	
4844 Peppertree Dr	**3804B Abbott Martin Rd**	176-02-0-002.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37215**	
(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, **Jenkins Homebuyers LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wanda Williams, a single woman**, 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.

Being the same property conveyed to the Jenkins Homebuyers LLC, herein by Deed from Ronald C. Smith, and Jeanie Johnson, dated 2/17/2026 and appearing of record at Instrument No. 20260224-0014748, Register's Office for Davidson County, Tennessee.

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 19th day of February, 2026.

Jenkins Homebuyers LLC

By: _____

BFJ SOLUTIONS, LLC, sole member

BY: Benjamin F. Jenkins, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigend, a Notary Public of the state and county mentioned, personally appeared Benjamin F. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of BFJ Solutions, LLC, a Wyoming limited liability copmany, which is the Sole Member of Jenkins Homebuyrs, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Sole Member executed the foregoing instrument for the purposese therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

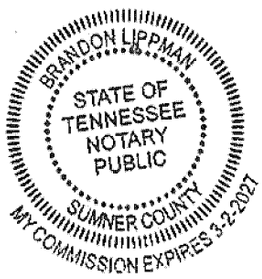
Witness my hand and seal, at office in NASHVILLE, TN this 19th day of February, 2026.

_____

Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27



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 19th, 2026.

Affiant Signature

February 19th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
24th day of February, 2026.

Notary's Signature

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

