Karen Johnson Davidson County Batch# 1398885 DEEDWARR 03/30/2026 10:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,276.50 20260330-0024900 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this March 27, 2026. Notary Public My commission expires: 11-18-2029

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jacob Ryan Jenkins and Barbara Irene Jenkins	Prime Lending	063-04-0-109.00
724 Charlie Gann ~~Dr.~~ Rd	18111 Preston Rd, Ste 900	
Old Hickory, TN 37138	Dallas, TX 75252	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Kathleen E. Newbold NKA Kathleen E. Graham and Steve Graham, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jacob Ryan Jenkins and Barbara Irene Jenkins, husband and wife

(hereinafter called the "Grantees"), Their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of REVISED SECTION 2 (LOTS 4-30) RANGE HEIGHTS SUBDIVISION, of record in Plat Book 8250, Page 936, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kathleen E. Newbold by Warranty Deed from Aaron Reynolds Mitchell and wife, Angela Dawn Mitchell of record in Instrument No. 20041203-0144252 Register's Office for Davidson County, Tennessee, dated November 23, 2004 and recorded on December 03, 2004. Kathleen E. Newbold has since married and is now known as Kathleen E. Graham. Steve Graham joins in the execution of this instrument to convey any interest that he may have in the subject property particularly any marital interest.

This is [X] improved [ ] unimproved property known as 724 Charlie Gann Dr, Old Hickory, TN 37138-2346

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that They is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Themselves, Their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 27 day of March, 2026

Kathleen E. Newbold NKA Kathleen E. Graham
Kathleen E. Newbold NKA Kathleen E. Graham

Steve Graham
Steve Graham

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathleen E. Newbold NKA Kathleen E. Graham and Steve Graham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that They executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of March, 2026.

Notarized online using audio-video communication

Laura Scherr
Notary Public
My Commission Expires: 06/30/2026

Laura Scherr
Tennessee Notary Public
Online Notary Public
Anderson County
Commission Expires: 06/30/2026

PRE-LTC, LLC File No. 26-13029-7626

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 March 27, 2026.

March 29, 2026

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 29 day of March, 2026.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026