Karen Johnson Davidson County
Batch# 1404953 DEEDWARR
04/14/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20260414-0030107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

AMAP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2026

Christen T. Rabe
Notary Public

MY COMMISSION EXPIRES: 11/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. SG-26-1816

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)	
820 West Greenwood Avenue	**1111 Calvin Ave.**	082-04-0-173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **Paula H. Hosmer, a Widowed Woman,** 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:

Situated in county of Davidson, state of Tennessee, and described as follows, to-wit:

Being Lot No. 51 on the plat of Thornby place of record in plat Book 332, Page 3, register's office for said county. Said Lot No. 51 fronts 50 feet on the South side of Edgar avenue, now west greenwood avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Albert Raymer and wife, Paula Raymer by Warranty Deed from Adrienne H. Brandon ,Sole Owner of record in Instrument No. 20001215-0123376 Register's Office for Davidson County, Tennessee, dated December 06, 2000 and recorded on December 15, 2000.

Being the same property conveyed to Paula H. R. Raymer and Roger L. Hosmer by Quit claim Deed from Paula Raymer of record in Instrument No. 20030515-0066418 Register's Office for Davidson County, Tennessee, dated May 08, 2003 and recorded on May 15, 2003.

Being the same property conveyed to Paula H. R. Raymer and Roger L. Hosmer, wife and husband, by Quit Claim Deed from Paula H. R. Raymer and Roger L. Hosmer, wife and husband, of record in Instrument No. 20040714-0083790 Register's Office for Davidson County, Tennessee, dated July 13, 2004 and recorded on July 14, 2004.

Being the same property conveyed to Paula H Hosmer and Roger L. Hosmer, wife and husband,as tenants by the entirety and Albert Raymer by Quit Claim Deed from Paula H. Hosmer, f/k/a Paula H. R. Raymer and Roger L. Hosmer, wife and husband, of record in Instrument No. 20160302-0020167 Register's

Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on March 02, 2016.

Roger L. Hosmer having passed on April 30, 2019 according to that Death Certificate filed with the State of Tennessee Office of Vital Records.

This is property more commonly known as 820 West Greenwood Avenue, Nashville, TN 37206.

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 10th day of April, 2026.

Paula H. Hosmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2026, before me personally appeared Paula H. Hosmer, 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 10th day of April, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 4/10/2026.

Date

Affiant Signature

4/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)