Karen Johnson Davidson County
Batch# 1405164 DEEDWARR
04/14/2026 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260414-0030372

WARRANTY DEED

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. SG-26-1817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

MMP
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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	New Owner	
(NAME) 1025 Maplewood Place	(NAME) 1111 Calvin Ave.	061-07-0-187.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) 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, **Carol A. Francisco and Orlando Antonio Francisco, Wife and Husband**, 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 in Davidson County, Tennessee, being Lot No. 23 on Block "A", on the Plan of Broadmoor, of record in Book 547, Page (s) 161 and 162, Register's Office for said County.

Said Lot No. 23 of Block "A" fronts 65 feet on the north side of Maplewood and runs back between lines 150 feet to a dead line on which it measures 63.2 feet, the east line running back along the rear lines of Lot Nos. 1, 2 and 3 of said Block.

Being the same property conveyed to B. H. Newman and wife, Carol A. Newman by Warranty Deed from Thang Pham and wife, Tran Pham of record in Book 11131, Page 328, Register's Office for Davidson County, Tennessee, dated September 25, 1998 and recorded on September 29, 1998.

Being the same property conveyed to Carol A. Francisco and husband, Orlando A. Francisco by Quitclaim Deed from Carol A. Newman, a widow, n/k/a Carol A. Francisco of record in Instrument No. 20030531-0074104 Register's Office for Davidson County, Tennessee, dated May 22, 2003 and recorded on May 31, 2003.

This is property more commonly known as 1025 Maplewood Place, Nashville, TN 37216.

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.

Carol A. Francisco
Orlando Antonio Francisco by Attorney-In-Fact
Orlando Antonio Francisco by Carol A. Francisco, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carol A. Francisco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Orlando Antonio Francisco, and that this instrument was exectued on behalf of the said Orlando Antonio Francisco for the purposes therein contained pursuant to a Durable Power of Attorney at Book 20260414-0030371, in the Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Carol A. Francisco, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 1/22/2030

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

4/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th 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)