WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415633 DEEDWARR
05/05/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260505-0040222

File No. SG-26-2107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 11/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Cornerstone Homes of TN. Inc,	**New Owner**	
(NAME)	(NAME)	
124 & 126 Vickey Court	**3409 Whitesail Ct.**	173-01-0-089.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Antioch, TN 37013**	
(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 **Cornerstone Homes of TN. Inc, a Tennessee Corporation**, 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. 68 on the Plan of Monte Carlo, Sec Two-A of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Clay Lance and wife, Susan Michelle Lance by Warranty Deed from John Phillips and wife, Carol M. Phillips of record in Book 9682, Page 655, Register's Office for Davidson County, Tennessee, dated May 18, 1995 and recorded on May 26, 1995.

Being the same property conveyed to Jenkins Homebuyers LLC, herein by Deed from Michael Clay Lance and Susan Michelle Lance, dated April 30, 2026 and appearing of record at Instrument No. 20260504-0039589, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 124 & 126 Vickey Court, Nashville, TN 37211.

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 30th day of April, 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.

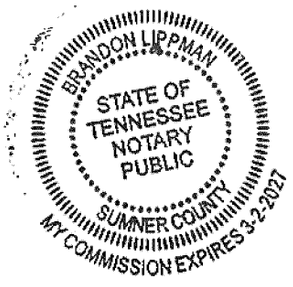
Witness my hand and seal, at office in Nashville, TN, this 30th day of April, 2026.

_____

Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-26



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **April 30th, 2026**.

Affiant Signature

April 30th, 2026

Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this **5th** day of **May**, 20**26**.

Notary's Signature

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

