Karen Johnson Davidson County
Batch# 1427364 DEEDWARR
06/02/2026 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20260602-0049688

Name and Address of New Owner:
AC Homes, LLC
11571 Ridgemont Dr.
Lavergne, TN 37086
Send Tax Bills To:
AC Homes, LLC
(Same As Above)

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 058 15 0 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley Nicole Jenkins, and Cherree Sharda Jenkins**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AC Homes, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of SECTION I, ROYAL HILLS as of record in Plat Book 4675, Page 73, in the Register's Office of Davidson County Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cherree Jenkins and Ashley Jenkins, as tenants in common, by Quit Claim Deed from Tyree Jenkins, Jr. also known as Tyrie Jenkins, Jr., of record in Instrument No. 20230614-0045481, in the Register's Office of Davidson County, Tennessee, dated June 11, 2023 and recorded on June 14, 2023. The Chancery Court for Davidson County, Tennessee, Division I specifically authorized Ashely Nicole Jenkins and Cherree Sharda Jenkins to execute all closing documents required to convey the property, by Order entered May 22, 2026, Case No. 23-1066-I.

Being the same property conveyed to Vickie Elaine Jenkins and Martha Lee Jenkins, by Quit Claim Deed from Martha Lee Jenkins, of record in Instrument No. 20190930-0099221, in the Register's Office of Davidson County, Tennessee, dated September 12, 2019 and recorded on September 30, 2019. Martha Lee Jenkins died on August 25, 2021 and left a Last Will & Testament of record in Instrument No. 20221102-0118333, in the Register's Office of Davidson County. In Article III, Section A.1(b) of the Last Will & Testament, Martha Lee Jenkins bequeathed the property as follows, "If one or more (but

not all) of Vickie Elaine Jenkins McElroy, Santa Dell Jenkins, Tyree Jenkins, Jr., or Benjamin Thorne does not survive me then I direct that my interest in the real property located at 3785 Lunn Drive, Nashville, Tennessee 37218 including the property appurtenant thereto be divided into equal shares and distributed to the survivors of Vickie Elaine Jenkins McElroy, Santa Dell Jenkins, Tyree Jenkins, Jr., and Benjamin Thorne". Benjamin Thorne and Santa Dell Jenkins predeceased Martha Lee Jenkins.

Being the same property conveyed to Martha L. Jenkins, by Quit Claim Deed from Jeraldine Fearn and Carrie Lee Fearn, of record in Book 9695, Page 463, in the Register's Office of Davidson County, Tennessee, dated June 02, 1995 and recorded on June 08, 1995.

Being the same property conveyed to Martha L. Jenkins and Jeraldine Fearn and Carrie Lee Fearn, by Warranty Deed from Construction Properties, Inc., of record in Book 5679, Page 689, in the Register's Office of Davidson County, Tennessee, dated November 13, 1980 and recorded on November 18, 1980.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2026.

_____(SEAL)
Ashley Nicole Jenkins

_____(SEAL)
Cherree Sharda Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Ashley Nicole Jenkins and Cherree Sharda Jenkins, 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 29th day of May, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/30

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell
AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Sworn to and subscribed before me this ~~29th~~ 2nd day of ~~May~~ June, 2026.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Signature
My commission expires: 10/24/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/29/2026 (date of document).

Jennifer Russell
Affiant Signature

6/2/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of ~~May~~ June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

