WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435263 DEEDWARR
06/17/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20260617-0055109

File No. SG-26-2696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
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
Jenkins Homebuyers LLC	New Owner	
(NAME)	(NAME)	096-06-0-115.00
2935 Sinbad Drive	**Same As**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, we, **Phyllis McFolin, unmarried, and Patrick Ryan McFolin, unmarried**, 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, ITS REPRESENTATIVES 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. 147 on the Map of Cloverhill, Section II, of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 fronts 70 feet on the North side of Sinbad Drive and runs back between lines 195.8 feet on the West line and 201 feet on the East line to a dead line in the rear, on which it measure 70 feet.

Being the same property conveyed to Charles I. Myers and wife, Juanita W. Myers by Warranty Deed from Oda Elizabeth Jones, and Ada Beatrice Chrisman, Anna Pearl Crawford, Ben Norman Hurt, and Peggy Odeane Stewart of record in Book 9049, Page 411, Register's Office for Davidson County, Tennessee, dated August 01, 1993 and recorded on August 17, 1993.

Charles I. Myers subsequently died October 10, 2015, leaving Juanita Wilson Myers, as surviving tenant by the entirety. Juanita Wilson Myers subsequently died intestate on September 11, 2018, her estate being administered for probate in the Probate Court for Wilson County, Tennessee, at Lebanon, Case No. 2018PR436. See, also, Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 202606170055108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phyllis McFolin and Patrick Ryan McFolin as tenants in common with right of survivorship by Executor Deed from Carolyn York, Administrator of the Estate of Juanita Wilson Myers, Deceased of record in Instrument No. 20210407-0045444 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 07, 2021.

***Carolyn York hereby joins in the execution to convey any interest she may have in the subject property as such heir at law as evidenced by the said**

Affidavit of Heirship and of which interest was not property conveyed via the said Executor Deed.

This is property more commonly known as 2935 Sinbad Drive, Nashville, TN 37214.

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 June, 2026.

Phyllis McFolin

Carolyn York

Patrick Ryan McFolin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2026, before me personally appeared Phyllis McFolin, Carolyn York, and Patrick Ryan McFolin, 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 June, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

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

June 10th, 2026.

Affiant Signature

June 10th, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

