Karen Johnson Davidson County
Batch# 1435742 DEEDWARR
06/18/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260618-0055328

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026 Notary Public MY COMMISSION EXPIRES: 1/30/27 (AFFIX SEAL)
File No. SG-26-2756	

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
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	
2935 Sinbad Drive	**Same As**	096-06-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 **Music City Holdings LLC, a Texas 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. 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.

Said Charles I. Myers and Juanita Wilson Myers, both are deceased.

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.

Being the same property conveyed to Jenkins Homebuyers, LLC herein by Deed from Phyllis McFolin, and Patrick Ryan McFolin, dated 06/10/26 and appearing of record at Instrument No. 20260617-0055109, Register's Office for Davidson County, Tennessee.

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.

Jenkins Homebuyers LLC, a Tennessee
Limited Liability Company

By: Sam Jenkins

Sam Jenkins, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrew Suzore of the state and county mentioned, personally appeared Sam Jenkins, Authorized Signor of Jenkins Homebuyers LLC, 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 Authorized Signor of Jenkins Homebuyers LLC, the within named bargainor, a Limited Liability Company, and that such Sam Jenkins, Authorized Signor of Jenkins Homebuyers LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, TN, this 10th day of June, 2026.

Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



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

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)

