Karen Johnson Davidson County
Batch# 1438903 DEEDWARR
06/29/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260629-0058541

WARRANTY DEED

File No. SG-26-2232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON 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 Family Property Holdings	**Jenkins Family Property Holdings LLC**	
(NAME) 2830 Bronte Avenue	(NAME) **2605 Turnberry**	072-10-0-167.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Ft. Collins, CO 80524**	
(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, **Birdie C. Nixon, a Single Woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenkins Family Property Holdings 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:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows: To-wit:

Being Lot No. 5 on the Map of Dugger Bros. Subdivision of part of the E. B. Rucker Land on Bronte Avenue, as of record in Book 1130, page 20.

Said Lot No. 5 fronts 60 feet on the easterly side of Bronte Avenue, and runs back between lines, 126.8 feet on the northerly line and 132.3 feet on the southerly line, to the westerly line of the right of way of the L & N Railroad, on which it measures 66 feet.

Being the same property conveyed to James T. Nixon and wife, Birdie C Nixon by Warranty Deed from Lonnie Smart and wife, Lillian W. Smart of record in Book 5203, Page 931, Register's Office for Davidson County, Tennessee, dated September 23, 1977 and recorded on September 30, 1977.

James T. Nixon having died on February 28th, 2018 according to that death certificate filed in the Office of Vital Records for the State of Tennessee.

This is property more commonly known as 2830 Bronte Avenue, 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 22nd day of June, 2026.

Birdie C. Nixon

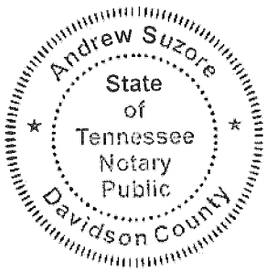
Birdie C. Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2026, before me personally appeared Birdie C. Nixon, 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 22nd day of June, 2026.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 6/22/2026.

Date

Affiant Signature

6/26/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 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)