Karen Johnson Davidson County
Batch# 1451381 DEEDWARR
07/24/2026 08:45:30 AM 5 pgs
Fees: $28.00 Taxes: $647.50
20260724-0067421

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P26-0279-D

WARRANTY DEED

Address of New Owners:
Jenkins Homebuyers, LLC
1108 McKennie Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

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, Christopher Lynn Atwell, as to his 30% interest, and Cheryl B. Atwell, as to her 70% interest, as tenants in common,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jenkins Homebuyers, LLC, a Tennessee limited liability company,

hereinafter called the Grantees, 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. 144, on the Plan of Village By The Creek, Section Four, as of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Ju Ju, LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127610 at the Davidson County register of deeds office dated December 14th, 2017. Further being a portion of the same property conveyed to Cheryl B. Atwell, a seventy percent interest, and Christopher Lynn Atwell, a thirty percent intereest, as tenants in common, by quitclaim deed from Cheryl B. Atwell, Trustee of the Bratcher Living Trust dated August 6, 2007 and of record in Instrument No. 20251114-0090785 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 6250, Page 89 in the Register's Office for Davidson County, Tennessee.

Witness our hands this the 20th day of July, 2026.

Christopher Lynn Atwell

Christopher Lynn Atwell

STATE OF Virginia

COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Lynn Atwell, as to his 30% interest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office this 20th day of July, 2026.

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

NOTARY PUBLIC Gloria Asare

My Commission Expires: Virginia

Reg #: 7901547

Electronic Notary Public

Notarized remotely online using communication technology via Proof.

This is ☐ Unimproved ☒ Improved property known as 3704 and 3706 Brickmont Drive, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO: 2026 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

NOTE: The above described property is not a primary residence for either of said Grantor.

Witness our hands this the 20th day of July, 2026.

Cheryl B. Atwell

Cheryl B. Atwell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl B. Atwell, as to her 70% interest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 20 day of July, 2026.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF ~~TENNESSEE~~ Texas KB
COUNTY OF Harris

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2026.

Notary Public

My Commission Expires: 12-19-2029

Map &
Parcel: 050 11 0 065.00

KAYLEE BAKER
Notary Public, State of Texas
Comm. Expires 12-19-2029
Notary ID 133352940

Verus Title Inc
22597-124-TN-MS

Tennessee Certification of Electronic Document

I, Maddison Lester, 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 07/20/2026 (date of document).

Maddison Lester
Affiant Signature

07/23/2026
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 23rd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 8/26/27

NOTARY'S SEAL

JESSICA LYNN JENSEN
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires August 26, 2027
COMMISSION NUMBER 732267