Karen Johnson Davidson County
Batch# 1464788 DEEDWARR
08/26/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260826-0079471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2029

File No. JS-26-3390

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	**Same as New Owner**	
(NAME) **1108 McKennie Ave., Ofc 125**	(NAME)	071-15-0-220.00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **Elanda Medaries, unmarried and Sandra Medaries, 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, 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 Lots Nos. 92 and 93 on the plat of Highland Land Company's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 and 93 front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Ralph Richard Medaries and wife, Lillian Irene Medaries by Warranty Deed from Clyde B. Reasonover and wife, Martha V. Reasonover of record in Book 4537, Page 370, Register's Office for Davidson County, Tennessee, dated September 15, 1971 and recorded on September 16, 1971.

Being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Lillian Irene Medaries, of record in Instrument No. 20100715-0055490, Register's Office for Davidson County, Tennessee, dated July 08, 2010 and recorded on July 15, 2010 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Elanda Medaries, Sandra Medaries, Jeanika Medaries, and Lillian Irene Medaries as to a life estate interest, tenants in common with right of survivorship, heirs and assigns, the said Lillian Irene Medaries as to a life estate interest with the remaindermen to the said Elanda Medaries, Sandra Medaries, and Jeanika Medaries. and Srivener's Affidavit record in Instrument No. 20100812-0063716.

Being the same property conveyed to Elanda Medaries, Sandra Medaries, Jeanika Medaries, as tenants in common with right of survivorship, subject to a life estate for Lillian Irene Medaries by Quitclaim Deed from Elanda Medaries, Sandra Medaries, Jeanika Medaries, and Lillian Irene Medaries of record in Instrument No. 20171020-0107715 Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 20, 2017.

Lillian Irene Medaries subsequently died on 06/26/2025, thereby extinguishing her life estate. Jeanika Medaries subsequently died on 09/12/2025, thereby vesting her interest into Elanda Medaries and Sandra Medaries, as surviving tenants by the entirety.

This is property more commonly known as:
1323 Stainback Avenue, Nashville, TN 37207.

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 19th day of August, 2026.

Elanda Medaries

Sandra Medaries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of August, 2026, before me personally appeared Elanda Medaries and Sandra Medaries, 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 19 day of August, 2026.

Notary Signature
My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Return to:
Magnolia Title & Escrow
1104 Fatherland St.
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 8/19/2026.

Date

Affiant Signature

8/24/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of August, 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)