Karen Johnson Davidson County
Batch# 1466935 DEEDWARR
09/02/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260902-0081158

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2026 Notary Public
File No. JS-26-3487	MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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 NUMBER
Rhett Investments, LLC	Same as New Owner	
(NAME) **512 Wilcox Ct.**	(NAME)	071-15-0-220.00
(ADDRESS) **Nolensville, TN 37135**	(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, **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 **Rhett Investments, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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.

Being the same property conveyed to Jenkins Homebuyers LLC herein by Deed from Elanda Medaries, and Sandra Medaries, dated 08/19/2026 and appearing of record at Instrument No. 20260826-0079471, Register's Office for Davidson County, Tennessee

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 19 day of August, 2026.

Jenkins Homebuyers LLC, a Tennessee
Limited Liability Company

By: Sam Jenkins

Sam Jenkins, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 19 th day of August, 2026.

Notary Signature

My commission expires: 07-02-29

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

Return to:
Magnolia Title & Escrow, LLC
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

8/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th 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)