Karen Johnson Davidson County
Batch# 1470549 DEEDWARR
09/09/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260909-0083610

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

File No. JS-26-3527

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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
Jenkins Homebuyers LLC	Same as New Owner	
(NAME)	(NAME)	
1108 McKennie Ave., Ste. 125		018-07-0-075-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Fiona F. Richards, 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, ITS SUCCESSORS 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. 2 on the Plan of Connell Estates, Section IV, a plat of which is of record in Book 3842, Page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bobby W Richards and wife, Fiona F Richards by Warranty Deed from Bobby Mullinax and wife, Juanita Mullinax of record in Instrument No. 20030328-0040935 Register's Office for Davidson County, Tennessee, dated March 27, 2003 and recorded on March 28, 2003. The said Bobby W. Richards subsequently died on June 3, 2008, leaving Fiona F. Richards as surviving tenant by the entirety.

This is property more commonly known as:
304 Mathes Drive, Goodlettsville, TN 37072.

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 3 day of September, 2026.

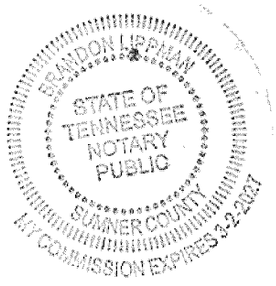
Fiona F. Richards

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

On this 3 day of September, 2026, before me personally appeared Fiona F. Richards, 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 3 day of September, 2026.

Notary Signature
My commission expires: 3-2-27



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 9/3/2026.

Date

Affiant Signature

9/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 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)