Karen Johnson Davidson County
Batch# 205510 DEEDWARR
03/13/2019 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20190313-0023145

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
ZW Investment Group, LLC	ZW Investment Group, LLC	061 11 0 240.00
(NAME) 1104 Greenland Ave	(NAME) 2124 Geneiva Dr.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilee Jacobs, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZW Investment Group, 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:

Being Lot No. 4 and the westerly 13.2 feet of Lot No. 6 on the Plan of the Subdivision of a part of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the westerly part of Lot No. 6 front together 161.2 feet on the southerly side of Greenland Avenue, and run back from the center of said Avenue, 286.5 feet on the westerly line and 303-1/2 feet, more or less, on the easterly line to the southerly line of said Subdivision, measuring 162 feet thereon.

Being the same property conveyed to Eli H. Jacobs by Warranty Deed from Christopher Benzenhafer, George Waldimir Benzenhafer, William Luther Benzenhafer, Rachel Rosina Burnett, Madeline Sophia Petty, Pauline Margaret Rust, Louise Wilhemina Jahn, Christine Holt, Emma Clara Hasting, and Alice Clare Schade, being all of the heirs at law of Emma Benzenhafer dated June 5, 1964 and recorded June 16, 1964 in Book 3768, Page 212, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eli H. Jacobs and wife, Adrian F. Jacobs, as tenants by the entirety by Quit Claim Deed from Eli H. Jacobs, married dated December 9, 2009 and recorded December 21, 2009 as Instrument No. 20091221-0115977, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilee Jacobs, as to an Eight (8%) percent undivided interest, to be held as tenant in common with Eli H. Jacobs and wife, Adrian F. Jacobs by Quit Claim Deed from Eli H. Jacobs and wife, Adrian F. Jacobs

dated December 14, 2009 and recorded December 23, 2009 as Instrument No. 20091223-0116642, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilee Jacobs, as to an Eight (8%) percent undivided interest, to be held as tenant in common with Eli H. Jacobs and wife, Adrian F. Jacobs by Quit Claim Deed from Eli H. Jacobs and wife, Adrian F. Jacobs dated April 21, 2010 and recorded April 22, 2010 as Instrument No. 20100422-0030293, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilee Jacobs, as to an Eight (8%) percent undivided interest, to be held as tenant in common with Eli H. Jacobs and wife, Adrian F. Jacobs by Quit Claim Deed from Eli H. Jacobs and wife, Adrian F. Jacobs dated January 18, 2011 and recorded January 19, 2011 as Instrument No. Instrument No. 20110119-0004997, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilee Jacobs, as to a Five (5%) percent undivided interest, to be held as tenant in common with Adrian F. Jacobs, an un-remarried widow by Quit Claim Deed from Adrian F. Jacobs, an un-remarried widow dated February 23, 2016 and recorded February 24, 2016 as Instrument No. 20160224-0017453, in said Register's Office for Davidson County, Tennessee.

The said Eli H. Jacobs having died on April 2, 2012 leaving Adrian F. Jacobs as the surviving tenant by entirety. The said Adrian F. Jacobs having died testate on April 30, 2018, devising her interest in the property to Marilee Jacobs, her Last Will and Testament being probated in Docket No. 18P-781, Seventh Circuit Court, Davidson County, Tennessee. Also see Affidavit of Inheritance of Real Estate recorded in Instrument No. 20180803-0076220, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1104 Greenland Ave, Nashville, TN 37216

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 our hands this 8 day of March, 2019

Marilee Jacobs

Marilee Jacobs, devisee

Marilee Jacobs, devisee of the Estate of Adrian F. Jacobs

File Number: GRN-1901492SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marilee Jacobs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1901492SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

