Karen Johnson Davidson County
Batch# 245727 DEEDWARR
06/19/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20190619-0059135

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,900.00

Affiant

Subscribed and sworn to me on 06/17/19.

NOTARY PUBLIC
My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremy Jacobs Christina Jacobs 7068 Northridge Dr. Nashville, TN 37221	New Owner	142-13-0B-228.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dianne Rochford Kirby formerly known as: Dianne R Sims and husband, Michael Kirby, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto, Jeremy Jacobs and Christina Jacobs, husband and wife as joint tenants, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 231 on the Plan of Riverside, Phase 7, First Revision, of record in Instrument No. 20081002-0100223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation to Dianne R. Sims as recorded on the 30th day of August, 2012 in Instrument No. 20120830-0078644 and Warranty Deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard to Rochford Realty & Construction Co., Inc. as recorded on the 9th day of January, 1987 in Deed Book 7103, Page 48, in the Register's Office of Davidson County, Tennessee. Dianne R Sims has since married and is now known as Dianne Rochford Kirby.

Michael Kirby, spouse of Dianne Rochford Kirby, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead (s)he may have in the afore described property by virtue of his marriage to Dianne Rochford Kirby.

This is improved property known as 7068 Northridge Dr., Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/17/19

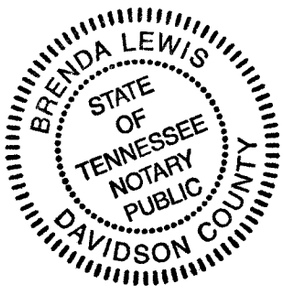
Dianne Rochford Kirby

Michael Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/17/19, before me personally appeared, Dianne Rochford Kirby and Michael Kirby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/17/19



NOTARY PUBLIC

My Commission Expires: 11-8-2021

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

