Karen Johnson Davidson County
Batch# 251963 DEEDQC
07/02/2019 02:56:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190702-0064711

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Robert A. Jacobs JoAnna Jacobs 1905 Rosebank Avenue Nashville, TN 37216	New Owners	07313016100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ronald A. Jacobs, unmarried, and Richard A. Jacobs married***, by these presents does hereby quitclaim and convey unto **Robert A. Jacobs and JoAnna Jacobs, husband and wife,** their heirs, successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Henderson Gardens, Section 1 of record in Plat Book 2900, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony R. Jacobs and wife, Earline T. Jacobs by Warranty deed from Riverwood Homes, Inc. of record in Book 3217, page 621, Register's Office for Davidson County, Tennessee, dated April 4, 1961 and recorded on April 4, 1961.

Anthony R. Jacobs having since died leaving wife Earline T. Jacobs.

Being the same property conveyed to Ronald A. Jacobs, Trustee under the Irrevocable Trust Agreement of Earline Jacobs, dated December 30, 2015 by Quitclaim deed from Earline T. Jacobs, a widow of record in Instrument No. 20160126-0007500 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 26, 2016.

Being the same property conveyed to Ronald A. Jacobs, unmarried, Richard A. Jacobs, married, and Robert A. Jacobs, married by Quitclaim deed from Ronald A. Jacobs, Trustee under the Irrevocable Trust Agreement of Earline Jacobs dated December 30, 2015 of record in Instrument No. 20190415*0034256 Register's Office for Davidson County, Tennessee, dated April 9, 2019 and recorded on April 15, 2019.

This is improved property being also known as 1905 Rosebank Ave. Nashville, TN 37216.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24th day of June, 2019.

Affiant

Notary Public

My commission expires: (Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of June, 2019.

Ronald A. Jacobs

Richard A. Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ronald A. Jacobs and Richard A. Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 24th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021