THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 340231 DEEDWARR
01/08/2020 09:35:26 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20200108-0002529

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Alishan Nanji and Jose Paolo Riccobono 1627 Marshall Hollow Drive Nashville, TN 37203	New Owner	105-11-2-D04-60-0CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joseph Jacobs, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Alishan Nanji, a single man and Jose Paolo Riccobono, a single man, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being **Unit No. 46** of Southgate Station, a Horizontal Property Regime with private elements, established pursuant to the provision of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101, *et. seq.* of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in Instrument No. 20171130-0122369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Joseph Jacobs, a married man, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record on April 16, 2019, at Instrument No. 20190416-0034955, Davidson County Register of Deeds. Note that this was never the residence of Joseph Jacobs or his wife.

This is property commonly known as 1627 Marshall Hollow Drive Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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, this 3 **day of January, 2020**:

Joseph Jacobs

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 3RD day of January, 2020:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$520,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3rd DAY OF January, 2020.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021