Karen Johnson Davidson County
Batch# 460599 DEEDQC
08/20/2020 11:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200820-0094007

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DAVID JACOBSON
SARAH JACOBSON
1507 WOODLAND STREET
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

DAVID JACOBSON
SARAH JACOBSON
1507 WOODLAND STREET
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID JACOBSON and SARAH JACOBSON, formerly known as SARAH JERMAN, husband and wife, who acquired title as a single man and a single woman (herein, "Grantor"), whose address is 1507 Woodland Street, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID JACOBSON and SARAH JACOBSON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1507 Woodland Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1507 Woodland Street, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 083 09 0 402.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

FILE # CF-TN-124169

WITNESS my hand and seal this 3rd day of August, 2020.

GRANTOR:

DAVID JACOBSON

DAVID JACOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID JACOBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of AUG, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

GRANTOR:

SARAH JACOBSON, formerly known as SARAH JERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SARAH JACOBSON, formerly known as SARAH JERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of AUG 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: DAVID JACOBSON

DAVID JACOBSON

Subscribed and sworn to under oath before me, this 3 day of AUG, 2020 by DAVID JACOBSON.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

Grantee:

Grantee signature: SARAH JACOBSON

SARAH JACOBSON

Subscribed and sworn to under oath before me, this 3 day of AUG, 2020 by SARAH JACOBSON.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

BEING LOT 15, AS SHOWN ON THE MAP ENTITLED SUBDIVISION OF A. V. S. LINDSLEY 29 ACRE TRACT, OF RECORD IN PLAT BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20170622-0062812 on June 22, 2017.

PIN NO: 083 09 0 402.00

STREET ADDRESS:

1507 Woodland Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-036723 (LB)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY