WARRANTY DEED

Karen Johnson Davidson County
Batch# 469845 DEEDWARR
09/03/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200903-0100887

File No. AT0007245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023
(AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauryn Danielle Jacobs	NEW OWNER	
(NAME)	(NAME)	
672 James Avenue	672 JAMES AVENUE	091-05-0W-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jarrod Ingram and Amy Ingram, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauryn Danielle Jacobs, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, being Unit No. 2, as shown on the plat attached as Exhibit " B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20170501-0042517. Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of the James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 201805160046957 and amended in Instrument No. 20190814-0080842. Registers Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Bellar Auto Parts, Inc., a Tennessee corporation of record in Instrument No. 20151221-0127692 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 21, 2015.

Being a portion of the same property conveyed to 670 James Avenue, LLC, a Tennessee limited liability company by Quitclaim deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20170302-0020973 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 02, 2017.

Being the same property conveyed to Amy C. Ingram and Jarrod M. Ingram by Warranty deed from 670 James Avenue, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180905-0087567 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018, and Affidavit of Scrivener's Error recorded on December 26, 2019, in Instrument No. 20191226-0133415, and Affidavit of Scrivener's Error recorded on December 26, 2019, in Instrument No. 20191226-0133416.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 672 James Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of September, 2020.

Jarrod Ingram

Amy Ingram

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 Jarrod Ingram and Amy Ingram, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of September, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner