THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930233**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2020. Notary Public My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 494067 DEEDWARR
10/13/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20201013-0118459

WARRANTY DEED

Address New Owner: Jim McQuaig and Caroline McQuaig 1011A Douglas Avenue Nashville TN 37204	Send Tax Bills To: NORTHWEST FEDERAL CREDIT UNION 411458) 220 SPRING STREET HERNDON, VIRGINIA 20170	Tax Information: Tax Parcel ID No. 105 13 2E 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Jacobs, Jr. and Randall C. Morgan,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Moody McQuaig and Heather McQuaig husband and wife, and Caroline Shay McQuaig an unmarried woman,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. A of Homes at 1011 S Douglas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1011 S Douglas, a Horizontal Property Regime, of record in Instrument No. 20190329-0028760, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Robert S. Jacobs, Jr. and Randall C. Morgan, by Warranty Deed from Herbert A. Smith, Emory W. Smith, Jr., Charles E. Smith, Ronald L. Smith, Marietta S. Wilson, Pauline S. Wiggins, Fantasia N. Smith, LaShonda M. Patton and Ashley R. Ingram, of record in Instrument No. 20190102-0000505, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018 and recorded on January 02, 2019. Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOTS NO. 17 AND 18 ON THE PLAN OF MCALISTER PROPERTY, as recorded in Plat Book 421, Page(s) 193.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190329-0028760.

This is improved property located at 1011A Douglas Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2020.

Robert S. Jacobs, Jr.
BY: Bob Jacobs, Attorney-in-fact

Randall C. Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Robert S. Jacobs, Jr, and that he is authorized by Robert S. Jacobs, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall C. Morgan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY