THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031109** Karen Johnson Davidson County Batch# 519516 **DEEDWARR** 11/20/2020 12:23:22 PM 2 pgs Fees: $13.00 Taxes: $1,986.90 20201120-0136853	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $537,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2020. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Linda R. Jones 4120 Ridgefield Drive, Unit 305 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0M-305.00 CO

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, **Jeffrey M. Jacobs, Trustee of the Jeffrey M. Jacobs Revocable Trust Agreement dated June 3, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda R. Jones, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 305 , on the Horizontal Property Regime for Belle Meade Court Condominium, as recorded in the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JEFF JACOBS and wife, GAIL JACOBS, by deed from AG/KRE BELLE MEADE L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS A & M CAPRE INVESTORS BP I - BELLE MEADE CONDOS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110831-0067574 , dated August 17, 2011 , said Register's Office.

GAIL JACOBS conveyed her interest to JEFFREY MILES JACOBS by quitclaim deed of record in Instrument No. 20190401-0029218, dated March 29, 2019, said Register's Office.

JEFFREY MILES JACOBS A/K/A JEFFREY M. JACOBS conveyed his interest to JEFFREY M. JACOBS, TRUSTEE OF THE JEFFREY M. JACOBS REVOCABLE TRUST AGREEMENT DATED JUNE 3, 2019, by deed of record in Instrument No. 20190619-0058838, dated June 3, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-03-0M-305.00 CO.

Master Deed of record in Instrument No. 20081223-0122172, said Register's Office.

Amendment to By-Laws of record in Instrument No. 20101207-0097450, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070306-0027614, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070208-0016683, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20081112-0111752, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20070404-0040334, said Register's Office.

This is improved property located at 4120 Ridgefield Drive, Unit 305 Nashville TN 37205

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 18th day of November, 2020.

The Jeffrey M. Jacobs Revocable Trust Agreement dated June 3, 2019

By: Jeffrey M. Jacobs, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey M. Jacobs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Jeffrey M. Jacobs Revocable Trust Agreement dated June 3, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of November, 2020.

Notary Public

My Commission Expires: _____