THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2691
Parcel ID: 181-10-0E-064.00

Property Address:
5518 Prada Drive, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 528620 **DEEDWARR**
12/10/2020 09:59:44 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20201210-0144324

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Churchill Mortgage Corporation
1749 Mallory Lane, Ste 100
Brentwood, TN 37027

Address of New Owner:
Sam Karaman
5518 Prada Drive 535 Church St. Unit 2400
Brentwood, TN 37027 Nashville TN 37219

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, JARROD J. JACOBSEN, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SAM KARAMAN, single man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plat of High Point, Phase 1, Section 4, of record as Instrument No. 20130103-0000636 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to JARROD J. JACOBSEN, an unmarried man by Deed dated March 27, 2014 from REGENT HOMES LLC, a Tennessee Limited Liability Company, recorded April 1, 2014, in Instrument Number 20140401-0026927, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5518 Prada Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20130103-0000636, Register's Office for Davidson County, Tennessee.

3. Storm water easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20090309-0020488, Instrument No. 20090309-0020517, Instrument No. 20090805-0073466 and Instrument No. 20110411-0027742, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20090714-0065912, Register's Office for Davidson County, Tennessee.

5. Ingress and egress easement as contained in Instrument No. 20080214-0014939, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TITLE #: JM-SB-VRES-20-5518

6. Storm water maintenance agreement as contained in Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowner's Association of record in Instrument No. 20100113-0003233, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110603-0042709, Instrument No. 20120119-0005431, Instrument No. 20120912-0082818 and Instrument No. 20130820-0087853, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 4th day of December, 2020.

JARROD J. JACOBSEN

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 JARROD J. JACOBSEN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4th day of December, 2020.

Notary Public

My Commission Expires:
2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAW 11350

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $305,000.00.

Affiant

SWORN TO and subscribed before me on this 4th day of December, 2020.

Notary Public

My Commission Expires:
7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024