Karen Johnson Davidson County
Batch# 619522 DEEDWARR
04/21/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210421-0053156

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 03-08-2022

JM-SB-BH-21-2222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Jacobson and Kaylee Jacobson	ACADEMY MORTGAGE CORPORATION	
(NAME)	(NAME)	104-14-0-076.00
2222 30th Ave	6960 AVIATION BLVD, STE E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	GLEN BURNIE, MD 21061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM F. LOEFFEL, III AND MOLLY MCLAUGHLIN LOEFFEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW JACOBSON AND KAYLEE JACOBSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 51 and 52 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, described as follows.

Beginning on the Easterly margin of 30th Avenue South, at a point 40 feet south of the dividing line between Lots Nos. 45 and 51, said point being the Southwest corner of the property conveyed to O. Dickinson, Attorney, by deed from Mrs. Loretta M. Mickel of record in Book 967, page 660, said Register's Office; thence with said Dickinson's Southerly line, Eastwardly 140 feet, more or less, to the dividing line between Lots Nos. 52 and 53; thence with said dividing line, Southwardly 71 feet; thence Westwardly 120 feet, more or less, to the Easterly margin of 30th Avenue South; thence with said avenue, Northwardly 71 feet to the beginning.

Being the same property conveyed to William F. Loeffel III and Molly C. McLaughlin, as tenants in common with right of survivorship by Warranty deed from Shelby Hartmann FKA Shelby L. Sheffield, married of record in Instrument No. 20191104-0113532 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

The grantors have since married and the said Molly C. McLaughlin is now known as Molly McLaughlin Loeffel.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2222 30th Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2021.

William F. Loeffel, III

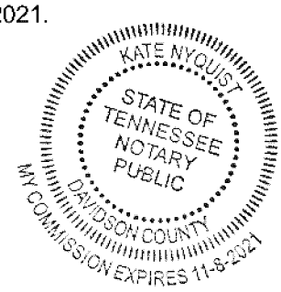
Molly McLaughlin Loeffel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. LOEFFEL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

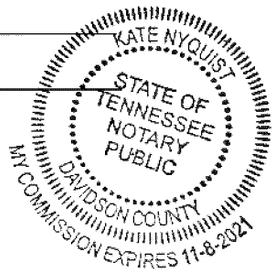


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY MCLAUGHLIN LOEFFEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022