Karen Johnson Davidson County
Batch# 627328 DEEDWARR
05/03/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210503-0058798

WARRANTY DEED

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. BC-21-591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 1/22/24
(AFFIX SEAL)

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
Nashville Jersey Holdings, LLC	same as New Owner	
(NAME)	(NAME)	
1006 Riverside Drive		053-08-0-135.00 (Lot 12) and 053-08-0-136.00 (Lot 11)
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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/we, **William B. Jakes III, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Jersey Holdings, LLC**, 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 Lots Nos. 11 and 12 of the Life & Casualty Insurance Company Subdivision of the Dabbs & Elliott property, as shown on map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 and 12 front 50 feet each on the Westerly side of 30th Street and run back between parallel lines 144 feet to a 10 foot alley, Lot No. 12 running along a margin of Pitts Avenue.

Being the same property conveyed to David Miller Jakes by Warranty deed from William Bryan Jakes, Jr., Georgianna Gwen Warren, Sheila Sams Farrell, and Tom B. Sams of record in Book 10232, page 850, Register's Office for Davidson County, Tennessee, dated October 15, 1996 and recorded on October 22, 1996. (Value or consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Una M. Jakes and husband, W. Bryan Jakes, Jr. by Quitclaim deed from David Miller Jakes and wife, Teresa D. Jakes of record in Instrument No. 20050909-0108412 Register's Office for Davidson County, Tennessee, dated September 02, 2005 and recorded on September 09, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William B. Jakes, III by Quitclaim deed from Una M. Jakes and husband, W. Bryan Jakes, Jr. of record in Instrument No. 20071219-0145841 Register's Office for Davidson County, Tennessee, dated December 18, 2007 and recorded on December 19, 2007. (Value of consideration shown in aforementioned deed $0.00.) *

*This was not a marital residence of Grantor.

This is property more commonly known as 2804 Lakeshore Drive and 311 30th Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th day of April, 2021.

William B. Jakes, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2021, before me personally appeared William B. Jakes, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

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

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

