Karen Johnson Davidson County
Batch# 630922 DEEDWARR
05/07/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210507-0061409

# Warranty Deed

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|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $825,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 3rd day of May, 2021.<br><br>Carmen Coats<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Robert N. Jacobsen<br>Robert P. Jacobsen | New Owner(s) | 092-10-0J-006.00-CO |
| 926 Marengo Lane | | |
| Nashville, TN 37204 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH MANCINI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT N. JACOBSEN, AN UNMARRIED MAN AND ROBERT P. JACOBSEN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Desperado Properties, LLC, a Tennessee limited liability company by Warranty Deed from Evolutions Transitional Living fka Evolutions Recovery House of record in Instrument No. 20130819-0086830 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 19, 2013.

Being a portion of the same property conveyed to Max Khazanov by Quitclaim deed from Desperado Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140219-0014038 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 19, 2014.

Being a portion of the property conveyed to Radius Rentals, LLC by Warranty Deed from John S. Barrett and Jean E. Barrett, Trustees of the John S and Jean E Barrett Revocable Trust dated December 3,. 1996 of record in Instrument No. 20151208-0123494 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015. (as to Lot 13)

Being a portion of the property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Max Khazanov, a married man of record in Instrument No. 20171220-0129781 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017. (as to lot 14)

Being a portion of the property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Radius Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20171220-0129782 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017. (as to lot 13)

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20180320-0026047 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 20, 2018.

Being the same property conveyed to Joseph Mancini by Warranty deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190107-0001744 Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on January 07, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 601 27th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

**WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of May, 2021.**

**Joseph Mancini**

STATE OF WASHINGTON
COUNTY OF King

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

Witness my hand and seal this 3rd day of May, 2021.

Tonia Simanton
Notary Public

My Commission Expires: 02/10/2025

TONIA SIMANTON
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 190129
My Commission Expires 02/10/2025

# 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

