Karen Johnson Davidson County
Batch# 679302 DEEDWARR
07/19/2021 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20210719-0096562

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David P. Jacobson
6016 Post Road
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
Oaktree Funding Corp
1298 West 7th Street
Upland, CA 91786

MAP	**116-13**
GROUP	**F**
PARCEL	**05.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Valerie I Volkert, Trustee of the Valerie I. Volkert Revocable Trust, dated January 28, 1998, and all amendments hereto,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **David P. Jacobson and Daisy Gonzalez, husband and wife**, hereinafter called the GRANTEES, theirs heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Valerie I Volkert, Trustee of the Valerie I. Volkert Revocable Trust, dated January 28, 1998, and all amendments hereto by deed March 15, 2017 from West End Circle Properties, a Tennessee general partnership of record in Inst No. 20170511-0046991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **6016 Post Road, Nashville, Tennessee 37205.**

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, Grantor does covenant with the said GRANTEE that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 hand this the **9th** day of **July, 2021.**

Valerie I Volkert, Trustee of the Valerie I. Volkert Revocable Trust, dated January 28, 1998, and all amendments hereto

By: Valerie Volkert, Trustee
Valerie I Volkert, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I Volkert** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Trustee** of **The Valerie I. Volkert Revocable Trust, dated January 28, 1998, and all amendments hereto**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of July, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

Carmen Coats
AFFIANT

Subscribed and sworn to before me on this 9th day of July, 2021.

Eliza Whitfield
NOTARY PUBLIC

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

My Commission Expires:

File #21-9523

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 5 of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151109-0113732, as amended in First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151230-0131083, Second Amendment of record in Instrument No. 20160115-0004321, Third Amendment of record in Instrument No. 20160509-0045637 and Fourth Amendment of record in Instrument No. 20160720-0074834, Register's Office, Davidson County, Tennessee, including without limitation the by laws appended thereto (collectively the "Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date ~~of document~~).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025