THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736069

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-2024

Karen Johnson Davidson County
Batch# 687950 **DEEDWARR**
07/30/2021 02:26:51 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210730-0102951

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack L. Jakobik and Gina E. Jakobik 6629 Valleypark Drvie Nashville TN 37221	Lincoln Home Loans 40 Burton Hills Blvd, Ste 200 Nashville, TN 37215	Tax Parcel ID No. 126-16-0A-055.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara J. Dale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack L. Jakobik and Gina E. Jakobik, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BARBARA J. DALE, by deed from MICHAEL A. GOLDEN AND REBECCA GOLDEN, HUSBAND AND WIFE, of record in Instrument No. 20150415-0033117 , dated April 10, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 126-16-0A-055.00 CO.

Matters shown on the Plan of record in Instrument No. 20011026-0117231, said Register's Office.

Boundary Plat of record in Instrument No. 20011024-0115969, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040506-0051985, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.
Transmission Line Easement of record in Book 4257, page 647, said Register's Office.

TVA Easement of record in Book 4205, page 194, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, said Register's Office.

Declaration of Road and Utility Access Easements of record in Instrument No. 20010706-0072536, said Register's Office.

Agreement for Dedication of Public Utility Easements of record in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, said Register's Office.

Easement and Right of way granted to Tennessee Valley Authority by Judgment of record in Book 4226, page 715, said Register's Office.

Easement granted to The Tennessee Electric Power Company, of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of CSX Transportation Railroad.

This is improved property located at 6629 Valleypark Drvie Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2021.

Barbara J. Dale by SK her Attorney-in-fact

Barbara J. Dale by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Barbara J. Dale and that she is authorized by Barbara J. Dale to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of July, 2021.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM TG-21-6629