PREPARED BY (AND RETURN TO):

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 704027 DEEDWARR
08/25/2021 10:35:42 AM 3 pgs
Fees: $18.00 Taxes: $2,874.90
20210825-0114677

W & I Ref: (DM) Title No.: 62026

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Jacobs Jennifer Jacobs 4604 Utah Avenue Nashville, TN 37209	OWNER

TAX MAP PARCEL NUMBERS: 10304009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$777,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah H. Davis and husband Albert Augustus Davis; Barbara B. Hooper and husband H. Wayne Hooper; and, Michael Hooper**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Jacobs and Jennifer Jacobs, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 10 on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 9 and part of Lot No. 10 adjoins and fronts together 75 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Sarah H. Davis and husband Albert Augustus Davis, Barbara B. Hooper and husband H. Wayne Hooper and Michael Hooper, by Waranty Deed from Magi Group, LLC, dated September 25, 2009 and recorded on September 29, 2009 of record in Instrument No. 20090929-0090240, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 332, page 104, said Register's Office.

This instrument is executed on behalf of Sarah H. Davis, Albert Augustus Davis, and Michael Hooper by Barbara B. Hooper pursuant to a Power of Attorney executed by her/him/them on the 17th day of August, 2021. of record in Instrument No. 20210825-0114675; and, Instrument No. 20210825-0114676 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4604 Utah Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2021.

Sarah H. Davis, by Barbara B. Hooper, Attorney-in-fact
Sarah H. Davis, by Barbara B. Hooper, Attorney-in-fact

Albert Augustus Davis by Barbara B Hooper Attorney-in-fact
Albert Augustus Davis, by Barbara B. Hooper, Attorney-in-fact

Michael Hooper by Barbara B Hooper, Attorney-in-fact
Michael Hooper, by Barbara B. Hooper, Attorney-in-fact

Barbara B Hooper
Barbara B. Hooper

W. Wayne Hooper
H. Wayne Hooper

State of Tennessee

County of Davidson

On this 24th day of August, 2021, before me the undersigned authority, personally appeared H. Wayne Hooper, Barbara B. Hooper, ~~individually and as Attorney-in-Fact for Sarah H. Davis, Albert Augustus Davis and Michael Hooper~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Barbara B. Hooper** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sarah H. Davis, Albert Augustus Davis, and Michael Hooper**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $777,000.00.

Tracy Perry
Affiant

Sworn and subscribed before me this 24th day of August, 2021.

My Commission Expires: 1-8-24

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

To

Warranty Deed

FROM: Sarah H. Davis, Albert Augustus Davis, Barbara B. Hooper, H. Wayne Hooper, and Michael Hooper

TO: Michael Jacobs and Jennifer Jacobs

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Barbara B. Hooper

Barbara B. Hooper, Affiant

Sworn to and subscribed before me this 24th day of August, 2021.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022