Karen Johnson Davidson County
Batch# 708746 DEEDWARR
09/01/2021 12:18:36 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210901-0117902

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1551

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Franklin Jacobs and Claire Jacobs, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michele Rutkowski, unmarried and Barbara Rutkowski, unmarried, as tenants in common with right of survivorship,** 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 Unit No. B on the Plan of Horizontal Property Regime (with Private Elements) of 1817 Elliott Avenue, files as Exhibit "B" to and established by the Master deed of record in instrument No. 201412300118751, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit , the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Franklin Jacobs and Claire Jacobs, husband and wife by Warranty deed from The Twin Team, LLC of record in Instrument No. 20160525-0052370 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 25, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1817 A Elliott Avenue, Nashville, TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VKWR-21-817

NEW OWNER:
Michele Rutkowski
1817 A Elliott Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT
New owners

TAX MAP-PARCEL #:
105-09-0X-002.00

WITNESS THE EXECUTION HEREOF this 25th day of August, 2021.

Franklin Jacobs

Claire Jacobs

State of Tennessee)
County of Davidson)

On this 25th day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Franklin Jacobs and Claire Jacobs, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 650,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of August, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024