Name and Address of New Owner:
Daniel J. Jacobson and Susanna K. Jacobson
4424 Scenic Drive
Nashville, TN 37204

Send Tax Bills To:
Daniel J. Jacobson and Susanna K. Jacobson
same

Karen Johnson Davidson County
Batch# 723660 **DEEDWARR**
09/24/2021 01:23:28 PM 2 pgs
Fees: $13.00 Taxes: $7,955.00
20210924-0128678

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131 12 2B 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Malnofski and Jennifer Rauch**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel J. Jacobson and Susanna K. Jacobson, husband and wife ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING UNIT A OF SCENIC VIEW HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, RECORDED ON NOVEMBER 01, 2019, AND OF RECORD IN INSTRUMENT NO. 20191101-0112679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Joshua Malnofski and Jennifer Rauch, joint tenants with rights of survivorship, by Quit Claim Deed from Josh Malnofski, single, of record as Instrument No. 20200212-0016283 in the Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 12, 2020.

Being a portion of the same property conveyed to Josh Malnofski, single, by Warranty Deed from Thomas Roland Ashley, Jr., an unmarried man, recorded on October 16, 2019, of record in Instrument No. 20191016-0106220, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Nelson P. Benz and Gerald Q. Arthur*, Joint Tenants With the Rights of Survivorship, by Quitclaim Deed from Nelson P. Benz and Gerald Q. Arthur, recorded on December 29, 1983, of record in Book 6203, Page 214, Register's Office for Davidson County, TN.

*Both Nelson P. Benz and Gerald Q. Arthur having since died.

This is improved property known as 4424 Scenic Dr., Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2021.

_____(SEAL)
Joshua Malnofski

_____(SEAL)
Jennifer Rauch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2021, before me personally appeared Joshua Malnofski and Jennifer Rauch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand, at office, this 23rd day of September, 2021.

_____
Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of September, 2021.

_____
Notary Public
My commission expires: 3-8-22
File No. 2021-3315

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON