Karen Johnson Davidson County
Batch# 725972 DEEDWARR
09/29/2021 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210929-0130440

#36590

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.** Affiant Subscribed and sworn to before me, this the 23rd day of September, 2021. Notary Public My commission expires: 3/6/24 (AFFIX SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
William H. Macon III	**Reliant Bank**	**091-09-0J-002.00 CO**
604B Eastboro Drive	**9041 Executive Par Dr., Ste 104**	
Nashville, TN 37209	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Stephanie Marie Jacobs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Macon III and Megan E. Macon, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 604 Eastboro Drive Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 604 Eastboro Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140811-0071926, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to STEPHANIE MARIE JACOBS, by deed from JEAN LAFITTE DESIGNS, LLC, of record in Instrument No. 20150303-0018552, dated March 2, 2015, said Register's Office.

Further being the same property conveyed to STEPHANIE MARIE JACOBS LUNTZ, A MARRIED WOMAN, by deed from STEPHANIE MARIE JACOBS LUNTZ F/K/A STEPHANIE MARIE JACOBS, A MARRIED WOMAN, JOINED BY HER SPOUSE, JASON KYLE LUNTZ, of record in Instrument No. 20180906-0088331, dated August 27, 2018, said Register's Office.

STEPHANIE MARIE JACOBS LUNTZ has been restored to her maiden name of STEPHANIE MARIE JACOBS pursuant to the Final Decree of Divorce, dated July 2, 2019, of record in Case No. 2019CV147 in the Chancery Court for Wilson County, Tennessee, a certified copy of which is of record in Instrument No. 202109290130439**, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **604B Eastboro Drive, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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/our hand(s) this 23rd day of September, 2021.

Stephanie Marie Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephanie Marie Jacobs**, the bargainor(s) 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.

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

Notary Public

My Commission Expires: 10.26.25

PERRONE GREGORY S. WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/23/2021.

George E. Mudter, Jr.
Dated 9/23/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/23/2021

My commission expires 10/2/2023

