PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62185
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacobs Revocable LIving Trust, dated March 5, 2009 4705 Elkins Avenue Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09115034600

Karen Johnson Davidson County
Batch# 773040 **DEEDWARR**
12/13/2021 12:01:11 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00

20211213-0164658

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly M. Tronzo, Trustee of the Kelly M. Tronzo Revocable Living Trust Agreement dated May 18, 2018,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Jacobs and Elizabeth O. Jacobs, Trustees of the Jacobs Revocable Living Trust dated March 5, 2009,** 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. 604 and the easterly 5 feet of Lot No. 606, of Block 27 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 604 and the easterly part of Lot No. 606 front together 55 feet on the southerly side of Elkins, formerly Second Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Charles Bryan Gobbell, unmarried, and Kelly Tronzo, unmarried, as tenants in common with right of survivorship, by Warranty Deed from BCE Properties, LLC, dated April 18, 2018 and recorded on April 24, 2018, of record in Inst. No. 20180424-0038653, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 28, 2019, recorded on September 6, 2019, of record n Inst. No. 20190906-0090036, said Register's Office, Charles Bryan Gobbell conveyed his interest in subject property to Kelly Tronzo. Subject property was further conveyed to Kelly M. Tronzo, Trustee, Kelly M. Tronzo Revocable Living Trust Agreement dated May 18, 2018, by Quitclaim Deed dated August 28, 2019, recorded September 16, 2019, of record in Inst. No. 20190916-0093463, said Register's Office.

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 2022 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office.

This is improved property, known as 4705 Elkins 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 22nd day of November, 2021.

Kelly M. Tronzo Revocable Living Trust
Agreement dated May 18, 2018

By: _____
Kelly M. Tronzo, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Kelly Tronzo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee of the Kelly M. Tronzo Revocable Living Trust Agreement dated May 18, 2018,** the within named bargainor, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing in the name of the Trust.

Witness my hand and official seal, at office in Tennessee this the 22nd day of November, 2021.

_____
Notary Public
My Commission Expires: _____

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

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: $1,150,000.00.

Affiant

Sworn and subscribed before me this 22 day of November, 2021.

Notary

My Commission Expires: _____

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