Name and Address of New Owner:
Rodney Luis Jacobs and Lynn Eisenberg
916 Graceland Court
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 792454 DEEDWARR
01/18/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20220118-0007034

Send Tax Bills To: Bell Bank
5500 Wayzata Blvd STE 170
Minneapolis, MN 55416

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 007-14-0-018.00

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, **Ronald E. Nollner and wife, Beverly A. Nollner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rodney Luis Jacobs, a single person, and Alexandria Lynn Eisenberg, a single person, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 83 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, Page 156, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 83 Fronts 130 feet on the easterly side of Graceland Court and runs back 298.8 feet on the southerly line, to a line in the rear, measuring 222.65 feet thereon.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly A. Nollner by Warranty Deed from William F. Lee, Jr. and wife, Jeri Lynn Lee, of record in Instrument No. 20180403-0031315, Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 3, 2018. (Value of consideration shown in aforementioned deed $270,000.00.)

Being also known as 916 Graceland Court, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 30th day of November, 2021.

Ronald E. Nollner (SEAL)

Beverly A. Nollner (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald E. Nollner and Beverly A. Nollner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30th day of November, 2021.

Notary Public
My commission expires: 5-5-2025

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 ~~$434,000.00~~ $426,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-18-2024

Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public
My commission expires:_____

File No. EC-21-2

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 11-30-2021.

Affiant Signature

1-4-2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 4 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY