Karen Johnson Davidson County
Batch# 823430 DEEDWARR
03/16/2022 03:06:28 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220316-0030872

Warranty Deed

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Jayme Rose Jacobson Affiant Subscribed and sworn to before me, this the 11th day of March, 2022. L M Blakely Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jayme Rose Jacobson and Samuel McKay Jacobson	New Owner(s)	094-01-0-068.00
613 South 12th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM B. ROBERTS AND EMILY ROBERTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYME ROSE JACOBSON AND SAMUEL MCKAY JACOBSON WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 47 on the Plan of Amended Plan of Payne, Blakemore and Cummings Addition of record in Plat Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Robert and Emily Roberts by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20110209-0011315 Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on February 09, 2011.

Being the same property conveyed to William B. Roberts and Emily Roberts husband and wife by Quitclaim deed from Bruce E. Olson, married of record in Instrument No. 20211117-0153145 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 17, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 613 South 12th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-1005-2763

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2022.

William B. Roberts

Emily Roberts

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 William B. Roberts and Emily Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2022.

Notary Public

My Commission Expires: 3/3/25

