Karen Johnson Davidson County
Batch# 824511 DEEDWARR
03/17/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220317-0031418

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

File Number: 22020138

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Subscribed and sworn to before me, this 8th day of March, 2022.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Joseph C Jacobs and Cynthia G Jacobs	New Owners	051-10-0E-010.00
817 Lewis Ct		
Madison, TN 37115		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Ray Goostree, individually, and Ginger Ann Lewis, individually, and as Administrator for the Estate of Rebecca Ann Brooks**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph C. Jacobs and Cynthia G. Jacobs, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Situated in Davidson County, Tennessee, being described as follows, to wit: Being Unit No. 10, known as 817 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums, Phase III, created Under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and established by Master Deed of record in Book 7506, Page 623, Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace, Phase III as shown on record in Book 7506, Page 640, said Register's Office for more complete and accurate description of said unit.

Being the same property conveyed to Rebecca Brooks, unmarried, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development. Of Washington D.C., dated April 13, 2013, of record in Instrument No. 20130429-0042023, Register's office for Davidson County, Tennessee.

The said Rebecca Ann Brooks died intestate September 4, 2021. The Estate of Rebecca Ann Brooks was probated in the Probate Court for Davidson County, Tennessee on January 20, 2022. Ginger Ann Lewis named Administrator of the Estate of the deceased. The surviving heirs of the said Rebecca Ann Brooks at the time of death were Jeffrey Ray Goostree and Ginger Ann Lewis. The Affidavits of Heirships establishing that the decedent Rebecca Ann Brooks had these two heirs-at-law at the time of her death are being recorded simultaneously herewith. 202203170031416 202203170031417

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **817 Lewis Ct, Madison, TN 37115.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of March, 2022.

Ginger Ann Lewis

Jeffrey Ray Goostree

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ginger Ann Lewis and Jeffrey Ray Goostree with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of March, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 8th day of March, 2022.

Estate of Rebecca Ann Brooks

BY: Ginger Ann Lewis, Administrator

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ginger Ann Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Rebecca Ann Brooks and that she is authorized by the Estate of Rebecca Ann Brooks to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of March, 2022.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 2/22/25

Certificate of Authenticity

I, Jamika Jones, 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 true and exact copy of the original document executed and authenticated according to law on 3/8/2022.

Date

Jamika Jones
Affiant Signature

03/10/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203170031418