**NEW OWNER:**
NICHOLAS JACOBSON
6261 HILLSBORO PIKE
NASHVILLE, TN 37215

**SEND TAX BILLS TO:**
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 22-0607**

**Map & Parcel No.: 15800005800**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 851734 DEEDWARR
05/06/2022 12:35:20 PM 3 pgs
Fees: $18.00 Taxes: $12,302.50
20220506-0052540

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Million Three Hundred Twenty-Five Thousand and 00/100 Dollars ($3,325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HARRY JACOBSON, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NICHOLAS JACOBSON and ASHLEY TAYLOR JACOBSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1 on the Plan of J.B. Thomas Subdivision, Parcel 1, of record in Plat Book 6200, Page 990, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HARRY JACOBSON, by Quitclaim Successor Trustee's Deed from Stephen C. Baker, Successor Trustee, dated March 1, 2019, and of record Instrument No. 20190301-0018900, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 6261 HILLSBORO PIKE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6200, Page 990, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of April, 2022.

HARRY JACOBSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HARRY JACOBSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2022.

NOTARY PUBLIC

My commission expires: 

**********

The actual consideration or value, whichever is greater, for this transfer ~~is~~ **$3,325,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2022.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026