Karen Johnson Davidson County
Batch# 860482 DEEDWARR
05/23/2022 09:52:24 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220523-0059370

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37076-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Mary Haden Affiant Subscribed and sworn to before me this 16th day of May, 2022. Janice H. Collins Notary Public My Commission Expires: 5-5-25

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Wendy Jacobsen 385 Blackman Drive Nashville, TN 37211	New Owner	146 08 0 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Staples and wife Jennifer Staples (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Wendy Jacobsen, a single woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 385 Blackman Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of May, 2022.

GRANTORS:

Eric Staples

Jennifer Staples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Staples and Jennifer Staples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, 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 Eric Staples, and Jennifer Staples, husband and wife, by Warranty Deed from Sara Draughon f/k/a Sara E. Fisher, married, of record in Instrument No. 20161017-0109364, in the Register's Office of Davidson County, Tennessee, dated October 13, 2016 and recorded on October 17, 2016.

This conveyance is made subject to:

1. 2022 State, County, and City taxes, a lien, not yet due and payable, which have been prorated by the parties and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Crieve Hall Estates, as recorded in Plat Book 2331, Page(s) 1 and 2 .
3. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.