Karen Johnson Davidson County
Batch# 876211 DEEDWARR
06/23/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220623-0071713

Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17720-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 17th day of June, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Edward Jacobs 3230 Union Hill Road Joelton, TN 37080	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	022-00-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Janice E. Bennett a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Edward Jacobs, a married man, as his sole and separate property** 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:

Being a tract of land in the 1 Council District in Davidson County and being a portions of that property conveyed to Janice E. Bennett in DB 20151001 0099836 & DB 202220303 0024274 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/18/22 as follows:

Beginning at an existing iron pin in the Westerly margin of Union Hill Road, said pin being a common corner to Barbara Jones in DB- 20171204 0123204 R.O.D.C.T., also known as Map 22, PCL 35.00 T.A.O.D.C.T., and being the most Northeast corner of herein described; Thence with the margin of the road for the next 3 calls: South 02 degrees 50 minutes 10 seconds East 270.82 feet to a point; Thence with a curve to the right having a radius of 62.00 feet and a chord bearing and chord of South 44 degrees 36 minutes 51 seconds West 91.35 feet to a point; Thence with a with curve to the left having a radius of 454.38 feet and a chord bearing and chord of South 75 degrees 28 minutes 52 seconds West 259.30 feet to a set iron pin; Thence now leaving said margin with new lines for the next 4 calls: North 25 degrees 45 minutes 00 seconds West 109.17 feet to a set iron pin; Thence North 11 degrees 30 minutes 09 seconds East 217.98 feet to a set iron pin; Thence North 82 degrees 30 minutes 18 seconds West 492.61 feet to a set iron pin; Thence South 02 degrees 38 minutes 30 seconds West 231.11 feet to a set iron pin, said pin being in the Northerly line of Robert Michael Map 22, PCL 229.00 T.A.O.D.C.T.; Thence now with said Michael passing through Ortex Map 22, PCL 126.00 T.A.O.D.C.T. North 82 degrees 30 minutes 16 seconds West 350.03 feet to an existing iron pin, said pin being a common corner to Jimmy Robinson Map 22, PCL 28.00 T.A.O.D.C.T., and being the most Southwest corner of herein described tract; Thence now leaving said Ortex with said Robinson North 06 degrees 43 minutes 08 seconds East 184.37 feet to an existing iron pin, said pin being a common corner to O'Reilly Auto Map 22, PCL 29.00 T.A.O.D.C.T.; Thence now with said O'Reilly North 07 degrees 21 minutes 23 seconds East 152.25 feet to an existing iron, said pin being a common corner to Richard Odom Map 22, PCL 245.00 T.A.O.D.C.T.; Thence now with said Odom North 06 degrees 56 minutes 50 seconds East 21.39 feet to an existing iron pin, said pin being a common corner to Frances Graham Map 22, PCL 36.00 T.A.O.D.C.T.; Thence now leaving said Odom with said Graham and previous said Jones South 82 degrees 30 minutes 18 seconds East 1117.73 feet to the point of beginning containing 7.01 acres.

Being the same property conveyed to Horace E. Bennett and wife, Violet Reasoner Bennett by deed from Burl D. Young and wife, Lucille Pratt Young of record in Book

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3376, Page 203, Register's Office for Davidson County, Tennessee.

Horace E. Bennett died October 08, 1986, leaving Violet Reasoner Bennett as the surviving tenant by the entirety.

Violet Reasoner Bennett died intestate November 13, 2002, her estate being administered through Davidson County Probate Court, Docket No. 02P-1907. H. Michael Bennett being her only heir.See also Affidavit of Heirship of Horace Michael Bennett recorded in Instrument No. 20151001-0099835, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Janice E. Bennett by Tenants by the Entirety deed from H. Michael Bennett of record in Instrument No. 20151001-0099836 Register's Office for Davidson County, Tennessee, dated October 01, 2015 and recorded on October 01, 2015. H. Michael Bennett died October 11, 2015, leaving Janice E. Bennett as the surviving tenant by the entirety.

Being the same property conveyed to Janice E. Bennett by Quitclaim deed from Janice E. Bennett of record in Instrument No. 20220404-0038838 Register's Office for Davidson County, Tennessee, dated April 02, 2022 and recorded on April 04, 2022.

This is ☒ improved or ☐ unimproved property located at: **3230 Union Hill Road, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of June, 2022.

GRANTOR:

Janice E Bennett
Janice E. Bennett

STATE OF Oregon
COUNTY OF Deschutes

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janice E. Bennett, the within named bargainor(s), 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.

WITNESS my hand and seal at office this 16 day of June, 2022.

OFFICIAL STAMP
NYSSA ANN BILLINGSLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 990014
MY COMMISSION EXPIRES JULY 26, 2023

Notary Public

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 17, 2022

Storey Carver
Affiant Signature

6/17/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

