Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1293

Karen Johnson Davidson County
Batch# 893959 DEEDWARR
07/26/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220726-0085382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Jacobs, unmarried and Courtney Nicole Jacobs, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samantha C. Aaron and Jonathan S. Barber**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1143, Woodbury Townhomes, Phase I, as established by Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20060310-0028278, as amended in Inst. No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Jacobs and Courtney Nicole Jacobs, joint tenants with of survivorship by deed from Chad D. Cochran and wife, Melissa L. Cochran, dated June 30, 2020, of record in Inst. No. 20200702-0071950, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1143 Woodbury Falls Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Samantha C. Aaron 1143 Woodbury Falls Court Nashville, TN 37221	New Owner	128-12-0C-039.00

WITNESS THE EXECUTION HEREOF this 21st day of July, 2022.

Richard Jacobs

State of Tennessee
County of Davidson

On this 21st day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Jacobs, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Davidson

Courtney Nicole Jacobs by Richard Jacobs, Attorney in Fact

On this the 21st day of July, 2022 before me personally appeared Richard Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Courtney Nicole Jacobs, acknowledged that such [illegible] executed the same as the free act and deed of Courtney Nicole Jacobs.

Notary Public My Commission Expires: 3/3/26

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 410,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2022.

Notary Public

My Commission Expires: 2/24/26

202207260085382

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 21, 2022**.

Date

Affiant Signature

07/26/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **26th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026