Karen Johnson Davidson County
Batch# 918303 DEEDWARR
09/19/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220919-0104032

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5031-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00. Ashley Felt Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCH Construction of TN, LLC	New Owner	
517 Continental	5313 Indiana Ave	102-03-0-066.00
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph Michael Jakes and Stephanie Nicole Jakes, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCH Construction of TN, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1290 on the Plan of Section 17, Charlotte Park of record in Plat Book 3600, Page (s) 21 and 22, 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 Robert E. Sanders and wife, Melinda Sanders by Warranty deed from Robert Ezell and wife, Ruby Ezell of record in Book 4291, page 930, Register's Office for Davidson County, Tennessee, dated December 02, 1968 and recorded on December 05, 1968. (Value or consideration shown in aforementioned deed $17,918.00.)

Said Melinda Sanders became deceased on April 18, 2019, vesting Robert E. Sanders as surviving tenant.

Being the same property conveyed to Joseph Michael Jakes and Stephanie Nicole Jakes, husband and wife by Warranty deed from Robert E. Sanders, a widower of record in Instrument No. 20211209-0163368 Register's Office for Davidson County, Tennessee, dated December 06, 2021 and recorded on December 09, 2021. (Value of consideration shown in aforementioned deed $421,950.00.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _x_ improved property known as **517 Continental, Nashville, TN 37209**

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. 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 our hands this the 29 day of August, 2022.

Joseph Michael Jakes

Stephanie Nicole Jakes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Michael Jakes and Stephanie Nicole Jakes, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of August, 2022.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/29/2022** (date of document).

Affiant Signature

8/29/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **August**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

