Karen Johnson Davidson County
Batch# 933863 DEEDQC
10/26/2022 12:17:38 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20221026-0116037

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00.

Katie Deschlimann
AFFIANT

Subscribed and sworn to before me, this 20 day of OCTOBER 2022.

Jessica Ann Clagg
NOTARY PUBLIC
My Commission Expires: 02-01-23

JESSICA ANN CLAGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 02-01-2023

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Stephen Jacobs, et. al. 3003 Louise Drive Nashville, TN 37211	New Owners	129110A41000CO

WHEREAS, Sheila Jacobs (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on July 8, 2022. Decedent's Last Will and Testament dated December 15, 2015 (the "Will"), was admitted to probate on October 5, 2022, under Docket Number 22P1447, in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**.

WHEREAS, by entry of the same Order, Argent Trust Company was appointed as the Personal Representative of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

WHEREAS, Decedent was unmarried at the time of her death. She was survived by her two children, Jill Suzanne Jacobs and Matthew Stephen Jacobs. No other children were born to or adopted by Decedent during her lifetime.

WHEREAS, Jill Suzanne Jacobs and Matthew Stephen Jacobs are Decedent's sole heirs at law and are the sole residuary beneficiaries of Decedent's Will. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the Property vested in Jill Suzanne Jacobs and Matthew Stephen Jacobs immediately upon Decedent's death in equal parts.

WHEREAS, Argent Trust Company, in its capacity as Personal Representative of Decedent's Estate, hereby memorializes said vesting in **JILL SUZANNE JACOBS** and **MATTHEW STEPHEN JACOBS** in certain real property located in Davidson County, Tennessee, specifically described as follows:

Land in Davidson County, Tennessee, being both the Fee Simple and the Leasehold interests in Unit No. 410 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Sheila Jacobs, unmarried, by warranty deed from Rhonda C. Bastoky, married, Glenda Polk, married, Candy McFarlin, a/k/a Candy Mafarlin, married and Virginia Elaine Greer, unmarried, of record in Instrument No. 20190513-0044376, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **410 SIENA DRIVE, NASHVILLE, TENNESSEE 37205.**

The legal description provided herein is exactly the same as in the prior recorded deed. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20 day of OCTOBER 2022.

ESTATE OF SHEILA JACOBS

By: Argent Trust Company
Personal Representative

By: _____
Mindy Hirt, *Senior Vice President*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mindy Hirt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Senior Vice President for Argent Trust Company, the within named Personal Representative of the Estate of Sheila Jacobs, and that she has the authority to sign on behalf of Argent Trust Company the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 20 day of October 2022.

Jessica Ann Clegg
Notary Public
My Commission Expires: 02-01-23

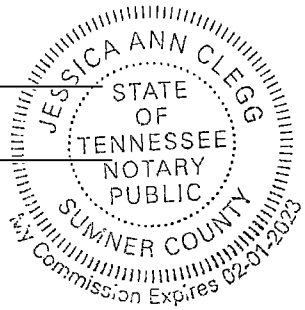


EXHIBIT 1

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

IN RE: ESTATE OF	)	
SHEILA JACOBS,	)	**No. 22P1447**
Decedent.	)	

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard on the 5th day of October, 2022 before the Honorable Andra Hedrick, Judge of the Seventh Circuit Court of Nashville and Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Mindy Hirt, Senior Vice President for Argent Trust Company, Petitioner. Based upon the unopposed Petition, a review of the record as a whole, the Court finds the Petition to be well-taken and, therefore, granted.

All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of Decedent, executed on December 15, 2015, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. There is no opposition to the requested relief. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of the Decedent, dated December 15, 2015, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

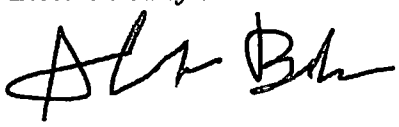
It is, further, **ORDERED** that Petitioner, Mindy Hirt, Senior Vice President for Argent Trust Company, shall be appointed Executrix of the Estate of Sheila Jacobs. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirement of posting a Bond is waived, pursuant to the provisions of Decedent's Last Will and Testament. Personal Representative shall have sixty (60) days to file an inventory in this cause unless subsequently waived by all residual beneficiaries; and the Personal Representative shall file accountings and annual status reports in accordance with T.C.A. § 30-2-601 unless subsequently waived by all residual beneficiaries.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

[SIGNATURE PAGE OF JUDGE TO FOLLOW]

APPROVED FOR ENTRY:
Electronically submitted and subject to Judicial edits



Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com
abarber@mhpslaw.com
knyquist@mhpslaw.com
Attorneys for the Estate

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Argent Trust Company
c/o Mindy Hirt, Senior Vice President
3102 West End Avenue, Suite 775
Nashville, TN 37203

Jill Suzanne Jacobs
2 Commonwealth Ave Apt. 2
San Francisco, CA 94118

Matthew Stephen Jacobs
3003 Louise Drive
Nashville, TN 37211

this 21st day of September 2022.

Adam Barber

Case Title: ARGENT TRUST COMPANY V JACOBS

Case Number: 22P1447

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EFILED 10/05/22 12:30 PM CASE NO. 22P1447 Joseph P. Day, Clerk

EXHIBIT 2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **ARGENT TRUST COMPANY** DOCKET NO: **22P1447**

*It appearing to the Court that **SHEILA JACOBS** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **ARGENT TRUST COMPANY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land;*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **October 5th, 2022**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **ARGENT TRUST COMPANY** as **Executrix** of the estate of **SHEILA JACOBS**, deceased, and I do further certify that **ARGENT TRUST COMPANY** is still acting **Executrix** of the estate of **SHEILA JACOBS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.