Karen Johnson Davidson County
Batch# 943350 DEEDWARR
11/21/2022 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,172.53
20221121-0123294

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $316,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 18th day of November, 2022.<br><br>Notary Public<br><br>My Commission Expires: 9.21.2024<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| George Jobe, Melanie Joy Rincon, and Jack Jobe, Jr. | NEW OWNER | 162-13-0-193.00 |
| 921 Ilawood Drive | | |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca Terese Irlmeier N/K/A Rebecca Terese Irlmeier Owens and Nathan Owens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Jobe, an unmarried man, and Melanie Joy Rincon, an unmarried woman, and Jack Jobe, Jr., unmarried man

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. 59-A, as shown on the map entitled Zone Lot Division Lot 59, Dreamland Estates Southeast, Section 2, of record in Plat Book 6250, Page 808 (which amends Plat Book 5200, Page 648), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rebecca Terese Irlmeier, unmarried and Nathan Michael Owens, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Rebecca Terese Irlmeier, unmarried, dated 6/7/2021 and recorded 6/16/2021 in Instrument No. 20210616-0080976; and the same property previously conveyed to Rebecca Terese Irlmeier, an unmarried woman, by Warranty Deed from Robert J. Campbell and Sabrina Campbell, husband and wife, dated 6/3/2021 and recorded 6/11/2021 in Instrument No. 20210611-0079132, as corrected by Scrivener's Affidavit in Instrument No. 20210816-0110113; and previously conveyed to Robert J. Campbell, unmarried, by Warranty Deed from William D. Rawls, unmarried, dated 9/29/2006 and recorded 10/4/2006 in Instrument No. 20061004-0122842, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 921 Ilawood Drive, Nashville, TN 37211.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same in 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 my/our hand(s) this ~~16th~~ 17th day of November, 2022.

Rebecca Terese Irlmeier Owens
Rebecca Terese Irlmeier Owens

STATE OF MISSOURI
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Terese Irlmeier Owens with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at (City) O'Fallon, Missouri, this 17 of November, 2022.

Annabelle Driskell
Notary Public

My Commission Expires: 06/13/26

(SEAL)

ANNABELLE DRISKELL
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: June 13, 2026
22891234

right to convey it and the same in 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 my/our hand(s) this 18th day of November, 2022.

Nathan Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

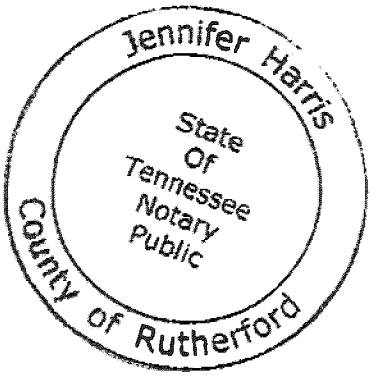
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Owens with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at Nashville, Tennessee, this 18th of November, 2022.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



# True Copy Certification

I, Jennifer Harris, 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 11-21-22 (date of document).

Affiant Signature

11-22-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of March 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

