Karen Johnson Davidson County
Batch# 952598 DEEDWARR
12/16/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20221216-0130340

WARRANTY DEED

TIMOTHY LEMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2026
DAVIDSON COUNTY

File No. BC-22-3707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harriet Leslie Jacobson Trust	NEW	
(NAME) 1050 East Trinity Lane, Apt. 1	(NAME) OWNER	072-06-3H-009.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/we, **Tyler Goshen Price and Lila Carlene Price, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harriet Leslie Jacobson Trust dated February 22nd, 1996**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 9 of Vibe, a Planned Unit Development, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Tyler Goshen Price, an unmarried man, and Lila Carlene Meier, an unmarried woman, by Warranty Deed from HV Urban, a Tennessee Partnership, of record in Instrument No. 20181126-0115088, Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 26, 2018.

This is property more commonly known as 1050 East Trinity Lane, Apt. 1, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of December, 2022.

Tyler Goshen Price by Ryan Lux, attorney in fact
Tyler Goshen Price by Ryan Lux, Attorney-In-Fact

Lil Carlene Price by Ryan Lux, attorney in fact
Lila Carlene Price by Ryan Lux, Attorney-In-Fact

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, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Tyler Goshen Price and Lil Carlene Price and that this instrument was executed on behalf of the said Tyler Goshen Price and Lil Carlene Price for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No.** 20221216-0130270, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of December 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 15th 2022.

Affiant Signature

12/15/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of December, 2022.

Notary Public

Notary's Seal:

