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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #22-1408

Karen Johnson Davidson County
Batch# 957987 DEEDWARR
01/05/2023 09:23:33 AM 2 pgs
Fees: $13.00 Taxes: $12,395.00
20230105-0000839

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 **Nathan Hysmith and Laura Hysmith, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James William Jacobs and Elsa Jacobs, husband and wife**, 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 Lot No. 2 on the Plan of Resubdivision of the Henry Sperry Subdivision, Lot 12 and Eastern Part of Lot 13 of record in Plat Book 4470, Page 164, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Hysmith, married by Warranty Deed from Sandra J. Fossick and John P. Krusac, Senior Vice President of Truxton Trust Company as Trustee of the Ray Fossick Marital Trust, each being the owner of a one-half (1/2) undivided interest as tenants in common of record in Instrument No. 20170619-0061083, Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017. Nathan Hysmith is married to Laura Hysmith who joins in this conveyance to convey any and all marital interest in subject property.

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: 3603 Hampton Avenue, Nashville, TN 37215-1044.

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:
James William Jacobs
3603 Hampton Avenue
Nashville, TN 37215-1044

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
117-05-0-163.00

WITNESS THE EXECUTION HEREOF this 4th day of January, 2023.

Nathan Hysmith **Laura Hysmith**

State of Tennessee)
County of Davidson)

On this 4th day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Hysmith and Laura Hysmith, 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

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,350,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of January, 2023.

Notary Public

My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023