Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $1,760,000.00.

Jessica D. Puckett
Affiant

Subscribed and sworn to before me this 27th day of February, 2023.

Notary Public
My Commission Expires: 10/23/2023

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

2023-13

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Derek Jacobs and Mary Beth Brinkman | Bank of America, NA | |
| 4408 Dakota Avenue | PO Box 650070 | 091-16-0-132.00 |
| Nashville, TN, 37209 | Dallas, TX 75265-0070 | |

## WARRANTY DEED

For and in 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

**Paul Francisco, Trustee of the Samara Revocable Trust,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Derek R. Jacobs and Mary Beth Brinkman, husband and wife, as Joint Tenenats with Right of Survivorship,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 307, Block 15, on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, 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 Paul Francisco, Trustee of the Samara Revocable Trust, by Warranty Deed from Grisham Home Builders, LLC, of record in Instrument No. 20190618-0058758 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.**

THIS CONVEYANCE IS SUBJECT TO: Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 57, Page 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenant for Detached Structure of record in Instrument No. 20181024-0105507, Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee. any and all restrictions and easements of record.

This is improved property located at **4408 Dakota Avenue, Nashville, TN 37209.**

Karen Johnson Davidson County
Batch# 975489 **DEEDWARR**
03/01/2023 10:30:57 AM 2 pgs
Fees: $13.00 Taxes: $6,512.00

20230301-0014473

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 24th day of February, 2023.

The Samara Revocable Trust dated June 12, 2019

Paul Francisco, Trustee

**STATE OF CONNETICUT**
**COUNTY OF NEW HAVEN**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Francisco, Trustee of The Samara Revocable Trust dated June 12, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waterbury, Conneticut, this 24th day of February, 2023.

Notary Public
My Commission Expires 02/28/2025

ROSE MARIE ARNOLD
NOTARY PUBLIC
State of Connecticut
My Commission Expires 2/28/2025