Karen Johnson Davidson County
Batch# 1004116 DEEDWARR
05/17/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20230517-0036690

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **342,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/12/2023**

Notary Public

MY COMMISSION EXPIRES: 3/12/2024
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Jakubowski	Address of New Owner	**096-07-0-001.02**
(NAME) 3528 Senasac Ave.	(NAME)	
(ADDRESS) Long Beach, CA 90808	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Benton Young, a 1/2 undivided interest and Terry Winecoff and wife, Jodi Winecoff, a 1/2 undivided interest,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard H. Jakubowski, a single man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the southerly margin of Stewart's Ferry Road, said point being 220.6 feet from the easterly margin of McCampbell Road, at its intersection with Stewart's Ferry Road, thence South 54° 51' East 844 feet to a point; thence South 35° 9' West 226.7 feet to a point; thence North 58° 46' West 84.2 feet to a point; thence North 35°9' East 232.4 feet to the point of beginning.

Being the same property conveyed to James Benton Young, a 1/2 undivided interest and Terry Winecoff and wife, Jodi Winecoff, a 1/2 undivided interest by Deed dated March 26, 2010 from Terry Winecoff and Jodi Winecoff, recorded April 7, 2010, in Instrument Number 20100407-0025903, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **208 Stewarts Ferry Pike, Units 208 and 210, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **May, 2023**.

James Benton Young

Terry Winecoff

Jodi Winecoff

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Benton Young, and Terry Winecoff and wife, Jodi Winecoff,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **May, 2023**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/26

202305170036690

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/12/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/12/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** May, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM