Karen Johnson Davidson County
Batch# 1013699 DEEDWARR
06/09/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230609-0044086

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $365,000

Affiant Signature

Subscribed and sworn to before me on this the 6 Day of 1, 2023

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Janice Sharlet
410 Siena Drive,
Nashville, TN 37205

SEND TAX BILLS TO:
Janice Sharlet
410 Siena Drive,
Nashville, TN 37205
MAP AND PARCEL NUMBER: Tax ID #: 129110A41000CO

WARRANTY DEED

23NT00483

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jill Suzanne Jacobs and Matthew Stephen Jacobs, as residuary devisees under the last will and testament of Sheila Jacobs, deceased.

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

Janice Sharlet

Hereinafter called the GRANTEES, their 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 both the Fee Simple and the Leasehold interest in Unit No. 410 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665 and amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Sheila Jacobs, unmarried from Rhonda C. Bastoky, married, Glenda Polk, married, Candy McFarlin, a/k/a Candy MaFarlin, married and Virginia Elaine Greer, unmarried, by Warranty Deed dated 05/09/2019 and recorded 05/13/2019 in Instrument No. 20190513-0044376, Register's Office of said County.

Being the same property conveyed to Jill Suzanne Jacobs and Matthew Stephen Jacobs, as residuary devisees under the last will and testament of Sheila Jacobs, probated in the Davidson County Probate Court, Case No. 22P1447, Further evidenced by Executor's Quit Claim Deed dated 10/20/2022 recorded 10/26/2022 in Document Number 20221026-0116037, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 410 Siena Dr, Nashville, TN 37205-3561

This conveyance is made subject to restrictions of record in book 6237 page 665, Book 6834, page 449, instrument no.201012280102374 & 201402190014189, AND Easement of record in book 4191, page 157 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31 day of May, 2023

Matthew Stephen Jacobs

Matthew Stephen Jacobs

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Rafael Matthew Stephen Jacobs,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31 day of May, 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jill Suzanne Jacobs by Matthew Stephen Jacobs, attorney-in-fact

Jill Suzanne Jacobs by Matthew Stephen Jacobs, Attorney-In-Fact

State of TN }
County of Davidson }

On this 31 day of May, 2023, before me personally appeared **Matthew Stephen Jacobs** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jill Suzanne Jacobs** and who acknowledged that she/he executed the same as the free act and deed of **Jill Suzanne Jacobs**.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/31/23 (date of document).

Affiant Signature

6/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025