538

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-05-514
Parcel ID: 147 06 0 041.00

Karen Johnson Davidson County
Batch# 1018708 DEEDWARR
06/26/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230626-0048119

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Matthew S. Jacobs and Angela June Jacobs 209 Wauford Drive, Nashville, TN 37211	Same as New Owner	Map/Parcel 147 06 0 041.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathleen Harless, a single woman, and Ellen Crosby, a single woman,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Matthew S. Jacobs, and Angela J. Jacobs, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 209 Wauford Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 108 on the Plan of Section One (Revised), Caldwell Hall, as shown by Plat of record in Plat Book 2900, Page 57-59, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Kathleen Harless, a single woman and Ellen Crosby, a single woman, by Warranty Deed from Kristy D. Warren, Unmarried, of record in Instrument No. 20150423-0036438, in the Register's Office of Davidson County, Tennessee, dated April 09, 2015 and recorded on April 23, 2015.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this _____ day of June, 2023.

Kathleen Harless

Ellen Crosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2023, before me personally appeared Kathleen Harless and Ellen Crosby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of June, 2023

Notary Public
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 6/9/23 (date of document).

Affiant Signature

6/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd 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