Karen Johnson Davidson County
Batch# 1036141 DEEDQC
08/08/2023 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061495

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Jayme Rose
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 05/05/2025

ADDRESS OF NEW OWNER:
Jayme Rose
613 South 12th Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map & Parcel: 094-01-0-068.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of a Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled Jayme Rose Jacobson v. Samuel McKay Jacobson, Case No. 22D170, Fourth Circuit Court for Davidson County, Tennessee. Accordingly, **Samuel McKay Jacobson**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Jayme Rose**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Amended Plan of Payne, Blakemore and Cummings Addition of record in Plat Book 57, Page 81, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jayme Rose Jacobson and Samuel McKay Jacobson, wife and husband, from William B. Roberts and Emily Robert, by Warranty Deed, of record in Instrument No. 20220316-0030872, Register's Office for Davidson County, Tennessee. Jayme Rose Jacobson, having since divorced, now being known as Jayme Rose.

This is real property commonly known as 613 South 12th Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4th day of August, 2023.

Samuel McKay Jacobson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Samuel McKay Jacobson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of August, 2023.

Notary Public

My Commission Expires: 3.3.2026

JOSHUA V. LINDSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2026
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 4, 2023.

J. Carlton Drumwright

8/4/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 8/4/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY