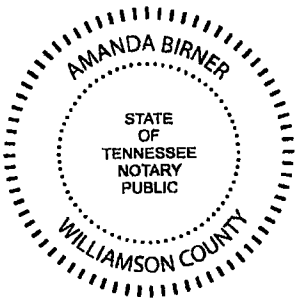
Karen Johnson Davidson County
Batch# 1053980 DEEDWARR
09/26/2023 09 36 23 AM 2 pgs
Fees $13 00 Taxes $1,295 00
20230926-0075419



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed before me this 15th day of ~~August~~ September, 2023.

Notary Public

My Commission Expires: 2/28/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Megan Jernigan and Stephen Jernigan	605 Annex Avenue	Owner	
605 Annex Avenue			**090-08-0-198.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jakes LLC, a Tennessee limited liability company** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Megan Jernigan and Stephen Jernigan, wife and husband** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision Part of Lot No. 58, West Nashville Annex of record in Plat Book 3842, Page 263, 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 Michael R. Vacek and Susan W. Vacek, husband and wife by Warranty deed from Daniel S. Arcand, an unmarried man of record in Instrument No. 20200721-0079930 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Jakes, LLC, a Tennessee limited liability by Quitclaim deed from Michael R. Vacek and Susan W. Vacek, husband and wife of record in Instrument No. 20201202-0140106 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on December 02, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 3842, Page 263, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4395, Page 720, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 787, Page 60, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of September, 2023.

Jakes LLC

BY: Susan Vacek

Susan Vacek, Authorized Agent

TATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Vacek, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she is the authorized agent of Jakes, LLC, a Tennessee limited liability company, the maker, that she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY