39B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1071006 DEEDWARR
11/13/2023 12:37:07 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20231113-0088228

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME, THIS THE 8th ~~day of~~ November, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/3/25
File No. 23-19836

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Caroline Jacobs, Dennis Burton Jacobs, and Millicent Leigh Jacobs	CapStar Bank	081-02-2S-003.00 CO
(NAME)	(NAME)	
2207 C 24th Ave N	2002 Richard Jones Rd Ste A300	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37208	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael D. Barnes, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Caroline Jacobs, an unmarried woman, and Dennis Burton Jacobs and Millicent Leigh Jacobs, husband and wife, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LOCATED in Davidson County, Tennessee, being known and designated as Unit No. 2207C established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N., UNITS C-D, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210330-0041665, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N., UNITS C-D, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230615-0045864, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to Michael D. Barnes by Warranty Deed from Graycroft, Inc., a Tennessee corporation, dated 3/17/2021 and recorded 3/22/2021 in Instrument No. 20210322-0037148, Register's Office for Davidson County, Tennessee.

Subject property is not the principal place of residence of the Grantor nor his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2207C 24th Avenue N, Nashville, TN 37208.

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 8th day of November, 2023.

Michael D Barnes

Michael D. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of November, 2023, before me personally appeared Michael D. Barnes, 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 8th day of November, 2023.

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 7/11/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066