# Warranty Deed

Karen Johnson Davidson County
Batch# 1079069 DEEDWARR
12/06/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20231206-0094380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Shady A. Elyaski
Affiant

Subscribed and sworn to before me, this the 5th day of December, 2023.

Notary Public

My commission expires: 1-28-24

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Shady A. Elyaski | New Owner(s) | 083-16-0-045-00 |
| 2657 Barclay Drive | Same | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW JACOBY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHADY A. ELYASKI, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Fortland Park, Section 3, Addition I of record in Plat Book 3100, Page 88, 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 Matthew Jacoby, an unmarried man by Warranty deed from Falcon Capital Funding, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080805-0080724 Register's Office for Davidson County, Tennessee, dated August 01, 2008 and recorded on August 05, 2008 and Scrivener's Affidavit recorded on October 08, 2010 in Instrument No. 20101008-0081069.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2657 Barclay Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2023.

**Matthew Jacoby**

STATE OF Co
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Jacoby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2023.

Notary Public

My Commission Expires: 6/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

I, Dana Thomas, 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 this 5th day of December, 2023

Dated 12-6-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Tha who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 5th day of December, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY