This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-2651-KS

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2024.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Karen Johnson Davidson County
Batch# 1091300 DEEDWARR
01/12/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20240112-0002847

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucas James Holcomb 1276 Blairfield Drive Nashville, TN 37013	New Owner	162 01 0A 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Linda Joy Jacobs a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lucas James Holcomb, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND in Davidson County, Tennessee, being Unit No. 36 on the site plan of Phase I, Hickory Glade of record in Book 6250, Page 889, which amends Book 6250, Page 888, in the Register's Office of said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Joy Jacobs, by Warranty Deed from David R. Haskett, married, of record in Book 11486, Page 798, in the Register's Office of Davidson County, Tennessee, dated May 18, 1999 and recorded on May 20, 1999.

James Jacobs joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **510 Hickory Glade Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2024.

GRANTOR:

Linda Joy Jacobs

~~Jimmy~~ James Jacobs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Joy Jacobs and James Jacobs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 1-10-24.

Kathy Smith
Affiant Signature

1-10-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 10, 2024.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

