This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd
Suite 100
Franklin, Tennessee 37067
BW24018

Karen Johnson Davidson County
Batch# 1106320 DEEDWARR
03/01/2024 07:03:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20240301-0014098

Send Tax Bills To:
Lars Jacobs
1135 S. Greenhill Road
Mt. Juliet, TN 37122

New Owner is:
Lars Jacobs
109 Hiller Drive
Old Hickory, Tennessee 37138

MAP/PARCEL: 043-04-0-019.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary Littleton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lars Jacobs, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 109 Hiller Drive, Old Hickory, Tennessee 37138

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Swinging Bridge Heights of record in Plat Book 2854, Page 114, 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 Mary Littleton, an unmarried woman, by Warranty Deed from Courtney C. Augustine, unmarried, dated 3/12/2020 and recorded 3/20/2020 in Instrument No. 20200320-0030987, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2024.

GRANTOR:

Mary Littleton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary Littleton unmarried woman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of February, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-28-24.

Affiant Signature

2-29-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY