WARRANTY DEED

Karen Johnson Davidson County
Batch# 1158393 DEEDWARR
07/16/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240716-0053209

File #24-TLC-1014-104

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nikki Jacobsen and Christopher Dean Jacobsen	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**105 01 1Y 104.00 CO**
17297 W 83rd Circle	**1036 Stearman Drive, Ste 6**	
(ADDRESS)	(ADDRESS)	
Arvada, CO 80007	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALEX SANCHEZ, AN UNMARRIED PERSON, AND DAVID CLEVELAND, AN UNMARRIED MAN, AS TENANTS IN COMMON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NIKKI JACOBSEN AND CHRISTOPHER DEAN JACOBSEN, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 104 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065, 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.

Being a part of the same property conveyed to Alex Sanchez, an unmarried person and David Cleveland, an unmarried man, by Warranty Deed from Harold & Owen, LLC, of record in Instrument No. 20240702-0049641, in the Register's Office of Davidson County, Tennessee, dated June 28, 2024 and recorded on July 02, 2024.

Being a part of the same property conveyed to Harold & Owen, LLC, by Quitclaim Deed from Harold & Owen, LLC, of record in Instrument No. 20220308-0026185 and Corrected in Instrument No. 20220413-0042683, in the Register's Office of Davidson County, Tennessee, dated March 02, 2022 and recorded on March 08, 2022.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Frances M. Romeo and Kenneth W. Griffith, wife and husband, of record in Instrument No. 20191210-0127426, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Trena J. Mueller n/k/a Trena E. Payne, of record in Instrument No. 20191210-0127424, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Christopher Burch, of record in Instrument No. 20191210-0127423, in the Register's Office of Davidson County, Tennessee, dated December 05, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.

* Plat of B. F. SHIELD'S HEIRS TRACT, as recorded in Plat Book 57, Page 31, said Register's Office.
* Master Deed establishing HAROLD & OWEN Condominium of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, said Register's Office.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402, said Register's Office.
* Easement for Sanitary and/or Storm Sewer Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220906-0099903, said Register's Office.
* Memorandum of Agreement as set forth in instrument recorded in Book 4387, Page 525; Book 4387, Page 527 and Book 4387, Page 529, said Register's Office.
* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20221024-0115151, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1014 16th Avenue South, Unit 104, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the ~~12~~ 11 DC AS th day of July, 2024.

Alex Sanchez

David Cleveland

STATE OF ~~TENNESSEE~~ KEH Arizona
COUNTY OF ~~DAVIDSON~~ Maricopa
11 KEH KBH

On this ~~12~~ 11 th day of July, 2024, before me personally appeared Alex Sanchez, 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 ~~12~~ 11 th day of July, 2024.

Notary Signature
My commission expires: 9/21/24

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 588422
My Comm. Expires Sep 21, 2024

STATE OF ~~TENNESSEE~~ KEH Arizona
COUNTY OF ~~DAVIDSON~~ KEH
KEH 11 Maricopa

On this ~~12~~ 11 th day of July, 2024, before me personally appeared David Cleveland, 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. 11 KEH

Witness my hand, at office, this ~~12~~ 11 th day of July, 2024.

Notary Signature
My commission expires: 9/21/24

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 588422
My Comm. Expires Sep 21, 2024

True Copy Certification

I, **Tammy Carney,** 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 the 11th day of July, 2024.

Affiant Signature
Date 7/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027