WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164299 DEEDWARR
07/30/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20240730-0057649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3,400,000.00~~ $3,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Jacobsen	New Owner	
(NAME) 33 Northumberland	(NAME)	130-12-0A-005.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **PEGGY JEAN MOORE REVOCABLE TRUST, ESTABLISHED BY AGREEMENT ON OCTOBER 29, 1993, AS AMENDED AND RESTATED ON AUGUST 31, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT JACOBSEN,*** 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: * **and Kharissa Jacobsen**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Northumberland of record in Plat Book 6250, Page (s) 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, 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 Sam Z. Moore and wife, Peggy Moore by Warranty Deed from Randall A. Waller and wife, Carol E. Waller of record in Book 9401, page 918, Register's Office for Davidson County, Tennessee, dated July 07, 1994. Sam Z. Moore died on June 1, 2018, vesting title solely in Peggy Moore as the surviving tenant by the entirety.

Being the same property conveyed to Peggy Jean Moore, Trustee of the Peggy Jean Moore Revocable Trust by Quitclaim Deed from Sam Z. Moore and wife, Peggy Moore of record in Instrument No. 20240620-0046344 Register's Office for Davidson County, Tennessee, dated June 20, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 33 Northumberland, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-759

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. 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 hand this 15th day of July, 2024

PEGGY JEAN MOORE REVOCABLE TRUST, ESTABLISHED BY AGREEMENT ON OCTOBER 29, 1993, AS AMENDED AND RESTATED ON AUGUST 31, 2015

BY: Samuel Joseph Moore, TRUSTEE

SAMUEL JOSEPH MOORE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Samuel Joseph Moore, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, who further acknowledge that he is the Trustee of Peggy Jean Moore Revocable Trust, established by Agreement on October 29, 1993, as amended and restated on August 31, 2015, and who further acknowledged by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 15th day of July, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

CH2024-759

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 15, 24 (date of document).

Jennifer L. Pennell

July 29, 24

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

