WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172255 DEEDWARR
08/20/2024 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $11,840.00
20240820-0063821

File No. DH-24-7424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikael Allen Jacobs, *et ux*	Same as New Owner	
(NAME)	(NAME)	
714 Russell St.		082-16-0-133.00
		082-16-0-134.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Blaine H. Smith, Trustee of The Russell Street Trust dated October 10, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mikael Allen Jacobs and Ashley Harton Jacobs, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15 day of August, 2024.

THE RUSSELL STREET TRUST,
DATED OCTOBER 10, 2017

By: Blaine H. Smith, Trustee
Blaine H. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared *Blaine H. Smith* with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Russell Street Trust U/A/D October 10, 2017 the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 15 day of August, 2024.

Sharon A. Meyer
NOTARY PUBLIC

My commission expires: 01/24/2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

PARCEL 1: 714 RUSSELL STREET, NASHVILLE, TN 37206

Tract I:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 46 and the westerly 15 feet of Lot No. 47 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 46 and 47 front together 20 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 47 and the westerly 10 feet of Lot No. 48 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee.

Said parts of lots front together 45 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

PARCEL II: 716 RUSSELL STREET, NASHVILLE, TN 37206

Land in Davidson County, Tennessee, being part of Lot No. 48, and 49, on the Plan of Hobson and Wheless 2nd Addition to Edgefield of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner and

Sumner, Civil Engineers, on January 12, 1971, as follows:

Beginning at an iron pin in the southerly margin of Russell Street, said iron pin being located 75 feet West of the southwest intersection of Russell and South Eighth Street; thence South 24 degrees 43' East 170 feet to an iron pin in the north margin of Alley No. 260; thence with the margin of said Alley, South 65 degrees 13' West 65 feet to an iron pin; thence North 24 degrees 43' West 170 feet to an iron pin in the south margin of Russell Street; thence with the margin of same, North 65 degrees 13' East 65.00 feet to the beginning point.

Both Parcels being all the same property conveyed to Blaine H. Smith, as Trustee of The Russell Street Trust, dated October 10, 2017 by Warranty Deed from David L. Haverkamp, unmarried, dated November 13, 2017 and recorded November 15, 2017 in Instrument No. 20171115-0117568, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Hayes, 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 8/15/2024.

Date

Affiant Signature

8/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)