WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194250 DEEDWARR
10/16/2024 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20241016-0080316

File No. AP-24-7460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLSYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

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
William Brock and Morgan Brock	New Owner	
(NAME)	(NAME)	
719 Boscobel Street		082-16-0-302.00
(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, **Mikael A. Jacobs and Ashley H. Jacobs, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Brock and Morgan Brock, 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of J S Williams Addition, Edgefield, of record in Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No. 72 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mikael A. Jacobs and Ashley H. Jacobs, husband and wife by Warranty Deed from Thomas J. Brown and Heinro Van Zyl of record in Instrument No. 20161228-0136329 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on December 28, 2016.

This is property more commonly known as 719 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 15th day of October, 2024.

Mikael A. Jacobs

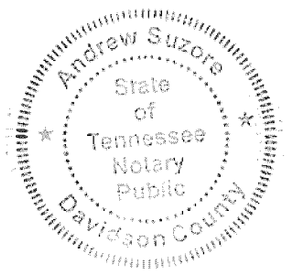
Ashley H. Jacobs

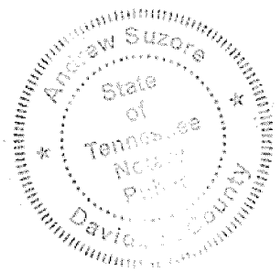
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2024, before me personally appeared Mikael A. Jacobs and Ashley H. Jacobs, 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 15th day of October, 2024.

Notary Signature
My commission expires: May 8, 2028





Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **October 15, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025