Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch # 1198638 DEEDWARR
10/30/2024 11:12:23 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20241030-0083474

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

**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 |
|---|---|---|
| Kayla Tamar Jacobs | New Owner | |
| (NAME)<br>1316 Crown Point Place | (NAME) | 161-06-0A-175.00-CO |
| (ADDRESS)<br>Nashville, TN 37211 | (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, I/we, **Samuel Pridgen joined by his wife, Elizabeth Ashton Pridgen**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Tamar Jacobs, a married person**, 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 Unit No. 175 on the Plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, which Supplements the Declaration of record in Instrument No. 20070614-0071397 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Samuel Pridgen, a single man by Warranty Deed from Samuel R. Mattson, an unmarried man of record in Instrument No. 20170619-0061156 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017.**

**This is property more commonly known as 1316 Crown Point Place, Nashville, TN 37211.**

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 25th day of October, 2024.

Samuel Pridgen

Elizabeth Ashton Pridgen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2024, before me personally appeared Samuel Pridgen and Elizabeth Ashton Pridgen, 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 25th day of October, 2024.

Notary Signature
My commission expires:

