WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198693 DEEDWARR
10/30/2024 11:47:30 AM 6 pgs
Fees: $33.00 Taxes: $2,155.25
20241030-0083543

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $582,500.00.

Affiant

Sworn to and subscribed before me on this 28th day of October, 2024.

Notary Public

My Commission Expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michelle Marie Messersmith and John Michael Weber 7613 Kemberton Drive East Nolensville, TN 37135	NewRez LLC 601 Office Center Dr. Ste 100 Fort Washington, PA 19034	186 04 O A 150.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **John P. Jacoby and Taylor D. Jacoby, husband and wife, (hereinafter called "Grantors"),** have bargained and sold, and by these

presents do transfer and convey unto **Michelle Marie Messersmith, an unmarried woman, and John Michael Weber, an unmarried man, as joint tenants with the rights of survivorship, (hereinafter called "Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 288 on the Plan of the Final Plat of Burkitt Place Phase 2G and being of record in Instrument Number 20070514-0057216 and Instrument Number 20070628-0077531, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John P. Jacoby and wife, Taylor D. Jacoby by Deed from Erik L. Cooper, an unmarried man and being of record in Instrument Number 20170224-0018822, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 property taxes are a lien and are now due and payable. Said taxes have been prorated between the parties and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in Instrument Number 20060306-0025388, 20070202-0014304 and 20120106-0001500, said Register's Office, but omitting any covenant, condition or restrictions, if any, based on color, race, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. An agreement for easement for sanitary sewers, water mains, pumps and appurtenances conveyed to Metropolitan Government of Nashville and being of record in Instrument Number 20050908-0108101and Instrument Number 20070724-0087694, said Register's Office.
5. A right of way easement granted to United Telephone Company of record in Instrument Number 20060607-0067534, said Register's Office.
6. An easement and contribution agreement of record in Instrument Number 20050816-0096915, said Register's Office.
7. PUD Boundary Plat of record in Instrument Number 20050920-0113225, said Register's Office.
8. Plats of record in Instrument Numbers 20070514-0057216 and 20070628-0077531, said Register's Office.
9. A right of way easement of record in Instrument Numbers 20060607-0067534 and 20061109-0139669, said Register's Office.

10. An easement agreement of record in Instrument Number 20060317-0030915, said Register's Office.
11. Storm water detention agreement of record in Instrument Numbers 20050706-0077438 and 20060427-0048083, said Register's Office.
12. Inspection and maintenance agreement for private stormwater management facility of record in Instrument Number 20070724-0087659, said Register's Office.
13. A Quitclaim Deed to Burkitt Place homeowners association for open space of record in Instrument Number 20071220-0145868, said Register's Office.

This property is known as improved property located at 7613 Kemberton Drive East, Nolensville, Tennessee 37135.

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

****SIGNATURES ON FOLLOWING PAGE****

Executed on this 25th day of October, 2024 but expressly having an effective date of October 28, 2024.

John P. Jacoby

By: _____
Taylor D. Jacoby
Attorney in Fact pursuant to POA of record in Instrument #202410300083542
Register's Office of Davidson County, TN

Taylor D. Jacoby

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Taylor D. Jacoby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 25th day of October, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Taylor D. Jacoby, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of John P. Jacoby, and further acknowledged that she executed same as the free act and deed of John P. Jacoby.

Witness my hand this 25th day of October, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

I, Taylor D. Jacoby, being first duly sworn and having executed the above instrument as attorney-in-fact for John P. Jacoby, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand on this 25th day of October, 2024.

X _____
Taylor D. Jacoby
Attorney in Fact

Sworn to and subscribed before me on this 25th day of October, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/25/24 (date of document).

Affiant Signature

10/28/24
Date

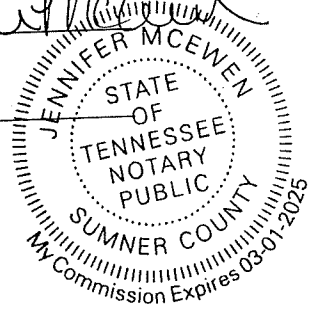
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 28th day of October, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL