Karen Johnson Davidson County
Batch# 1224514 DEEDWARR
01/08/2025 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20250108-0001501

7335

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347236**	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 3rd day of January, 2025. Notary Public My Commission Expires:

JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 20

WARRANTY DEED

Address New Owner: Richard Roell Jacques and Lauren Bair Jacques 2517 Ashwood Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 11 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James B. Ezzell and Sarah Ann Ezzell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Roell Jacques and Lauren Bair Jacques, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as of record in Book 421, page 185, Register's Office for said County.

Said Lot No. 52 fronts 149 feet on the Westerly side of Westview, formerly Highland Avenue, and extends back 250 feet on the Northerly line and 265 feet on the Southerly line, with the Northerly margin of Forsythe Place, to a dead line on which it measures 57 feet 6 inches.

Being the same property conveyed to James B. Ezzell and wife, Sarah Ann Ezzell, by Warranty Deed from George B. McGugin, of record in Book 5542, Page 259, in the Register's Office of Davidson County, Tennessee, dated December 11, 1979 and recorded on December 10, 1979.

Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann - 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Easement for Sanitary Sewer, recorded in Book 5787, Page 450.

This is improved property located at 911 Westview Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of January, 2025.

James B. Ezzell

Sarah Ann Ezzell by James B. Ezzell as Attorney-in-Fact

Sarah Ann Ezzell by James B. Ezzell as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B. Ezzell, 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, at office, this 3rd day of January, 2025.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B. Ezzell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sarah Ann Ezzell and that he is authorized by Sarah Ann Ezzell to execute this instrument on their behalf. -

Witness my hand, at office, this 3rd day of January, 2025.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 3 day of January, 2025.

Anthony N. Greco, Affiant — 1-3-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 3 day of January, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY