# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224936 DEEDWARR
01/09/2025 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $16,132.00
20250109-0002016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JANUARY, 2025.

Notary Public GERALD PATTERSON

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Warner Jones, Trustee of the 502 Franklin Road Trust U/A/D August 20, 2021 | Warner Jones, Trustee<br>2021 Richard Jones Rd | 158-00-0-058.00 |
| (NAME) | (NAME) | |
| 6261 Hillsboro Pike | Suite 240 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Nicholas Jacobson and Ashley Taylor Jacobson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Warner Jones, Trustee of the 502 Franklin Road Trust U/A/D August 20, 2021**, hereinafter called the GRANTEE(S), his/her/their 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 1, as shown on the Map entitled J.B. Thomas Subdivision, Parcel 1 of record in Plat book 6200, Page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED in the above description but EXCLUDED therefrom is that portion of the subject property conveyed to the State of Tennessee by deed of record in Book 11626, page 749, said Register's Office.

Being the same property conveyed to Nicholas Jacobson and Ashley Taylor Jacobson, husband and wife by Warranty Deed from Harry Jacobson, married, dated 04/29/2022, of record in Instrument No. 20220506-0052540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6261 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of January, 2025.

Nicholas Jacobson

Ashley Taylor Jacobson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Jacobson and Ashley Taylor Jacobson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of January, 2025.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

**RETURN TO:**
**Stewart Title Company**
**100 Bluegrass Commons Blvd, Ste 110**
**Hendersonville, TN 37075**

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 January 8, 2025 (date of document).

Affiant Signature

1/9/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027