AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3250160

Karen Johnson Davidson County
Batch# 1225592 DEEDWARR
01/13/2025 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250113-0002278

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 156-09-0-036-00

WARRANTY DEED

This Deed is exempt from transfer tax pursuant to § 66-5-209 (6) - (6) Transfers between spouses resulting from a decree of divorce or a property settlement stipulation.

THIS INDENTURE made and entered into on this 17 **day of** Dec, 2024, by and between **Wayne Jacks, an unmarried man, and Katherine J. Jacks, an unmarried woman, who acquired title as husband and wife, now divorced,** residing at 5800 Templegate Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Wayne Jacks, an unmarried man,** residing at 5800 Templegate Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5800 Templegate Drive, Nashville, TN 37221

Being the same property as conveyed from Margaret B. Wright, Personal Representative of the Estate of Evelyn R. Wahnsiedler to Wayne Jacks and Katherine J. Jacks, husband and wife as set forth in Deed Instrument #20150326-0026007 dated 03/23/2015, recorded 03/26/2015, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Wayne Jacks

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Wayne Jacks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 17 day of Dec, 2024.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Katherine J. Jacks

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Katherine J. Jacks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 17 day of Dec, 2024.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Wayne Jacks

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 17 day of Dec, 2024

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Wayne Jacks
5800 Templegate Drive, Nashville, TN 37221

Name and address of property owner:

Wayne Jacks
5800 Templegate Drive, Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson and Williamson County, Tennessee, being Lot No. 23 on the Plan of Final Plat, Templegate, Section 3, as of record in Book 8250, Page 868, Register's Office for Davidson County, Tennessee, and as of record in Plat Book 25, Page 149, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made fore more complete and accurate legal description thereof.

Being the same property as conveyed from Margaret B. Wright, Personal Representative of the Estate of Evelyn R. Wahnsiedler to Wayne Jacks and Katherine J. Jacks, husband and wife as set forth in Deed Instrument #20150326-0026007 dated 03/23/2015, recorded 03/26/2015, DAVIDSON County, TENNESSEE.

Tax ID Number: 156-09-0-036-00

Property Commonly Known As: 5800 Templegate Drive, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Kim Huggins, 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 December 17 , 2024.

Affiant Signature

12/26//2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26th day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

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