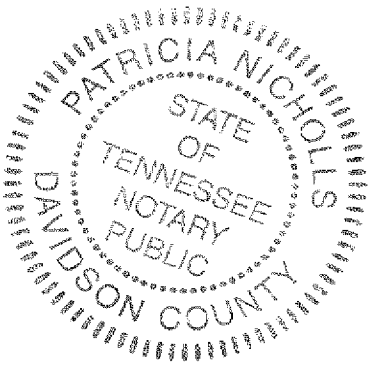
Karen Johnson Davidson County
Batch# 1230102 DEEDWARR
01/24/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250124-0005770

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathaniel Thomas Jacobs and Alexis Suede-Cheek Jacobs	Truist Bank	Map: 086140B09700
(NAME) 2777 Fleet Drive	(NAME) P.O. Box 79041	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANA BATTISTA, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHANIEL THOMAS JACOBS AND ALEXIS SUEDE-CHEEK JACOBS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Page 738-739, said Register's Office, reference to which is hereby made for more complete description.

Being the same property conveyed to Dana Battista, unmarried, by Quitclaim Deed from Miranda B. Kenney, unmarried, of record in Instrument No. 20250109-0002067, dated January 8, 2025, Register's

Office for said County. See also prior deed of record in Instrument No. 20230626-0048164, dated June 21, 2023, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 738-739, said Register's Office; (3) Easement for Sidewalks and Right of Ways to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20200504-0046091, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 7107, Page 408 and Book 7401, Page 629, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7170, Page 987, amended in Book 7628, Page 6, Book 7940, Page 565 and Instrument No. 20190605-0053952, and Book 7171, Page 4, amended in Instrument No. 20110526-0040493, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2777 Fleet Drive, Hermitage, TN 37076
(House No.) (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 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 hand this 24th day of January, 2025.

Dana Battista

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 Dana Battista, 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 this, 24th day of January, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 24, 2025.

(AFFIANT) – Karen Suggs

01/24/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of January, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY