Karen Johnson Davidson County
Batch# 1234615 DEEDWARR
02/05/2025 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $956.45
20250205-0008870

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249550**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $258,500.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2025. Notary Public My Commission Expires: 6/20/28

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jacobson Family Trust 1231 Twelve Stones Crossing Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 05 0B 428.00

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, **Todd J. Luebbe and Jennifer H. Luebbe, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tami Janine Jacobson and Donald Anthony Jacobson, Trustees of the Jacobson Family Trust dated June 29, 2015, and any amendments thereto**, ("Grantees"), its successors, 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 Unit No. 428, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under the Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Todd J. Luebbe and wife, Jennifer H. Luebbe by Quitclaim Deed from Jennifer Haley, dated 9/28/2011 and recorded 9/30/2011 in Instrument No. 20110930-0076024; and being the same property previously conveyed to Jennifer Haley, unmarried, by Warranty Deed from Dewayne Bryant and wife, Christa Bryant and Carol Ann Bryant and David E. Bryant, wife and husband, dated 12/29/2004 and recorded 1/4/2005 in Instrument No. 20050104-0000836, Register's Office for Davidson County, Tennessee.

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 ONE LOT SUBDIVISION CLARK GOWER PROPERTY, as recorded in Plat Book 5050, Page 30.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349; amendment recorded in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress and Egress, recorded in Book 5158, Page 230;Book 6869, Page 157; Book 6869, Page 162; re-recorded in Book 6870, Page 966; Book 7776, Page 899; Instrument No. 20010912-0099679.

Easement recorded in Book 5158, Page 852.

Easement for Sanitary Sewer Line, recorded in Book 5271, Page 430.

Easement for Sewer Easement, recorded in Book 10068, Page 413.

Charter for Four Seasons Property Owners Association recorded as Book 4512, Page 162.

Charter for Four Seasons Associates Homeowners Association recorded as Book 5240, Page 589; Book 5784, Page 446; Book 6229, Page 459.

Charter for Four Seasons Homeowners Association recorded as Book 6855, Page 917; Book 8176, Page 697.

Engineering Report recorded in Book 6847, Page 125.

This is improved property located at 428 Summit Ridge Place Unit 428 Nashville TN 37215

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 14th day of January, 2025.

Todd J. Luebbe

Jennifer H. Luebbe

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd J. Luebbe and Jennifer H. Luebbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2025.

Notary Public
My Commission Expires: 04/21/2027

See attached acknowledgement

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

ARKANSAS INDIVIDUAL ACKNOWLEDGMENT
16-47-107(b)

State of Arkansas
County of Benton } ss.

On this 14th day of January, 2025, before me, a Notary Public, appeared the within named
Day *Month* *Year*

Todd J Luebbe and Jennifer H Luebbe, to me
Name(s) of Person(s) Acknowledging

☐ personally well known — **OR** —

☒ satisfactorily proven to be such person(s)

who stated and acknowledged that he/she/they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of January, 2025.
Day *Month* *Year*

REBECKA EBSEN
Notary Public-Arkansas
Benton County
My Commission Expires 04-21-2027
Commission # 12700837

Place Notary Seal/Stamp Above

Rebecka Ebsen
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: January 14, 2025 Number of Pages: 2

Signer(s) Other Than Named Above: None

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Certificate of Authenticity

I, **Brenda Huntsman**, 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 1/17/25.

Date

Brenda Huntsman

Affiant Signature

2/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this _____ day of February, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

