Karen Johnson
Batch # 1238775
02/20/2025 11 11 13 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250220-0012184

WARRANTY DEED	STATE OF MICHIGAN COUNTY OF OAKLAND THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Exempt transaction see statement below Howard Goldman Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 day of February, 2025 Nancy Winegar Notary Public NANCY WINEGAR OAKLAND COUNTY, MI MY COMMISSION EXPIRES. 6/11/28 (AFFIX SEAL) ACTING IN OAKLAND COUNTY, MI

THIS INSTRUMENT WAS PREPARED BY
Howard Goldman, Esq., Plunkett Cooney, 38505 Woodward Ave., Suite 100, Bloomfield Hills, MI 48304

ADDRESS NEW OWNER(S) AS FOLLOWS Matthew Jacobson	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME) 706 West Roscoe	(NAME) New Owner	072-06-3H-009.00-CO
(ADDRESS) Chicago Illinois 60657	(ADDRESS) New Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Matthew H. Jacobson, the sole Successor Trustee of the Harriet Leslie Jacobson Trust dated February 22nd, 1996** ("Grantor"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew H. Jacobson**, an individual resident of the State of Illinois("Grantee"), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 9 of Vibe, a Planned Unit Development, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to the Harriet Leslie Jacobson Trust dated February 22nd, 1996, by Warranty Deed from Tyler Goshen Price, an unmarried man, and Lila Carlene Meier, an unmarried woman, of record in Instrument No. 20221216-0130340, in the Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 16, 2022.

This is property more commonly known as 1050 East Trinity Lane, Apt. 1, Nashville, TN 37216.

Harriet Leslie Jacobson, has passed away and this deed is made to implement the distribution of the real property to the trust beneficiary and is exempt from recordation tax per TN Code Sec. 67-4-409(C)(vii).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, its heirs and assigns forever; and I do covenant with the said GRANTEE 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, its 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.

The remainder of page intentionally left blank.

Signatures begin in Page 3.

Witness my/our hand this 9 day of February, 2025.

THE HARRIET LESLIE JACOBSON TRUST
DATED FEBRUARY 22ND, 1996

By: _____
Matthew H. Jacobson
Trustee

STATE OF Illinois)
)§
COUNTY OF Cook)

The foregoing Warranty Deed was personally acknowledged before me this 9 day of February, 2025, by Matthew H. Jacobson, Trustee of the Harriet Leslie Jacobson Trust dated February 22nd, 1996, as the Trustee of the Trust. Personally ~~known to~~ me or proved based upon satisfactory evidence.

_____, Notary Public
County of Cook, State of Illinois
Acting in the County of Cook
My Commission Expires: 06/07/2027

BRIAN VANVOLKENBURG
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
June 07, 2027

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