WARRANTY DEED

Karen Johnson
Batch # 1244501
03/10/2025 09 19 01 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250310-0017663

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 Winagar
NANCY WINAGAR Notary Public, OAKLAND COUNTY

MY COMMISSION EXPIRES: 6/11/28

(AFFIX SEAL)

ACTING IN OAKLAND CTY, MICHIGAN

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 Trust	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,** an individual resident of the State of Illinois ("Grantor"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew H. Jacobson, Trustee of the Matthew Jacobson Trust dated July 21, 2014** ("Grantee"), ITS 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 Matthew Jacobson by Warranty Deed dated February 9, 2025, from the Harriet Leslie Jacobson Trust dated February 22nd, 1996, recorded February 20, 2025 as Instrument No 20250220-0012184, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is exempt from recordation tax as an individual to his revocable living trust created by the Grantor per TN Code Sec. 67-4-409(C)(vi).

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.

By: _____
Matthew H. Jacobson

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, personally known to me or proved based upon satisfactory evidence.

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

NOTARY PUBLIC STATE OF ILLINOIS

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

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