PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1249603
03/24/2025 02 19 11 PM
Fees $13 00 Taxes $1,916 60

Davidson County
DEEDWARR
2 pgs

20250324-0021989

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-Kul-25-756

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref (DL) Title No.. 63962
Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adrianne Jacobs Alexander Jacobs 756 Gloucester Lane Nashville, TN 37221	SmartBank 230 McFarland Circle N. Tuscaloosa, AL 35406

TAX MAP PARCEL NUMBERS: 141050A25700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$518,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denise Hendrick, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrianne Jacobs and Alexander Jacobs, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Revision Avondale Park, Phase 1, Section 4, of record in Inst. No. 20090318-0024196, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Denise Hendrick by Warranty Deed from Beazer Homes Corp, A Tennessee Corporation, dated April 30, 2010 and recorded on May 3, 2010, of record in Inst. No. 20100503-0033362, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to. Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Inst. No. 20090318-0024196, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20081203-0117452, Inst No. 20090331-0028791, Inst. No 20101223-0102254, Inst. No. 20190313-0023161, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Avondale Park Owners Association of record in Inst. No. 20081203-0117350, said Register's Office; Inspection and Maintenance Agreement of record in Inst. No. 20071002-0117293, said Register's Office.

This is improved property, known as 756 Gloucester Lane, Nashville, TN 37221

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2025

Denise Hendrick

State of Tennessee

County of Davidson

On this 20th day of March, 2025, before me the undersigned authority, personally appeared Denise Hendrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $518,000 00.

Affiant

Sworn and subscribed before me this 20th day of March 2025

My Commission Expires: 12/04/2027 05/08/2028 Notary

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028