WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252425 DEEDWARR
03/27/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250327-0022828

T-KW-25-5765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires April 22, 2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Elizabeth Hibbard and Michael Brandon McGuirt	newowner	
(NAME)	(NAME)	**103-02-0E-001.00-CO**
5765 Maudina Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER I. JACOBS AND ADRIANNE K. JACOBS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA ELIZABETH HIBBARD AND MICHAEL BRANDON MCGUIRT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No.1 on the plan described as "Westland Square Town Home Condominium I Condominium Exhibit', which is recorded as "Exhibit C" to the Master Deed for Westland Square Townhome Condominiums I as of record as Instrument No. 20080516-0050698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Westland Square Townhome Condominiums I, A Horizontal Property Regime, are established pursuant to the said Master Deed and the By-Laws recorded as "Exhibit B" thereto and established pursuant to the Tennessee Horizontal Property Act, as set forth in Section 66-27-101, et seq. of the Tennessee Code Annotated. This conveyance shall include but is not limited to the undivided percentage interest in all Common Elements and all rights appurtenant to the said Condominium development.

Being the same property conveyed to Alexander I. Jacobs and Adrianne K. Jacobs, husband and wife by Warranty Deed from Julie Mangus, formerly Known as Julie Forester, married, of record in Instrument No. 20190625-0061502 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

This conveyance is subject to:
• Taxes for the year 2025 and therafter, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 9700, Page 116, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20060425-0046951, as revised in Instrument No. 20080305-0022004, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060418-0044405, Instrument No. 20060425-0043954, amended in Instrument Number 20060428-0048911, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westland Square Townhome Condominiums, I of record in Instrument Number 20080516-0050698, amended in Instrument No. 20130815-0085918 and Attorney's Certificate recorded at Instrument No. 20080516-0050699, Register's Office for Davidson County,

Tennessee.
• By-Laws of Westland Square Homeowners Association shown in Exhibit C of the Declaration of Covenants, Conditions and Restrictions record in Instrument Number 20060418-0044405, amended in Instrument Number 20071217-0144178 and Instrument No. 20080603-0056490, in the Register's Office for Davidson County, Tennessee.
• Charter of Westland Square Homeowners Association of record in Instrument Number 20071217-0144176, as amended in Instrument Number 20071217-0144177, in the Register's Office for Davidson County, Tennessee.
• Declaration of Covenants, Condition and Restriction for Westland Square Townhomes I, of record in Instrument Number 20080722-0075200, in the Register's Office for Davidson County, Tennessee.
• Charter of Westland Square Townhomes I Corporation of record in Instrument Number 20080516-0050697 and Instrument No. 20080722-0075199, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements of record in Instrument Number 20040223-0020159 and Instrument Number 20070711-0082754, in the Register's Office for Davidson County, Tennessee.
• Drainage and Detention Pond Easement Agreement of record in Instrument Number 20070521-0060237, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary and/or Strom Drainage, water Mains, Pumps and Appurtenances, of record in Instrument Number 20070711-0082696, in the Register's Office for Davidson County, Tennessee.
• Quitclaim deed conveying the Open Space of record in Instrument Number 20071227-0147976, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5765 Maudina Avenue, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 20th DAY OF MARCH, 2025.

Alexander I. Jacobs

Adrianne K. Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER I. JACOBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2025.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANNE K. JACOBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2025.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



I, Kim Swanner, 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 3.20.25.

Affiant Signature

3.20.25
Date

State of Tennessee

County of Maury

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

Elizabeth Grooms
Notary Signature

Commission Expires: _____

