This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CRE-25-3046

Karen Johnson Davidson County
Batch # 1277260 **DEEDWARR**
05/23/2025 01 58 59 PM 2 pgs
Fees $13 00 Taxes $1,350 50

20250523-0040919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $365,000 00

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Rachael Anne Jacobs
Affiant

Subscribed and sworn before me this the 21st day of May, 2025

Notary Public
My commission expires

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Rachael A Jacobs 3046 Whitland Crossing Nashville, TN 37214	Primary Residential Mortgage 1400 North 2200 West Salt Lake City, UT 84116	096-09-0B 023 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TARA DESELMS AS SPECIAL TRUSTEE FOR THE DESELMS FAMILY REVOCABLE LIVING TRUST AGREEMENT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHAEL ANNE JACOBS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 3046, Donelson's Place as established by Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No 20070703-0079564 as amended in Instrument No 20070712-0083113, 2007081-0098067, 20101026-0085599 & 20171013-0105416, Register's Office for Davidson County, Tennessee, and being shown on plan attached as Revised Exhibit "B" to First Amendment in Instrument No 20070712-0083113, to which plan reference is made for a more comptete description thereof

Being the same property conveyed to Terry E DeSelms and Jean M DeSelms as Co-Trustees of the DeSelms Family Revocable Living Trust Agreement by deed dated 04/28/2023, from Jeannie DeSelms of record in Instrument No 20230510-0034759, Register's Office for said County

Also being the same property conveyed to Jeannie DeSelms by deed dated 06/27/2012, from Terry E DeSelms of record in Instrument No 20120702-0057767, Register's Office for said County

Also being the same property conveyed to Terry E DeSelms, married, by deed dated 04/30/2012, from J2K Builders, LLC, of record in Instrument No 20120503-0037990, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 3046 Whitland Crossing, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of May, 2025

DeSelms Family Revocable Living Trust Agreement

BY Tara DeSelms

Tara DeSelms, Special Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tara DeSelms, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Special Trsutee of the within named bargainor, DeSelms Family Revocable Living Trust Agreement, and that she, as such special trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Tara DeSelms as such Special Trustee

Witness my hand and official seal this 21st day of May, 2025

My Commission Expires

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY