Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-25-2037

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2021

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of ~~June, 2025~~

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Judith Henson and Gregory Henson 2401 Bayview Drive Nashville, TN 37217	New Owner	136-09-0-029

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Helen Jacobs, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judith L. Henson, a single person and Gregory Henson, a married person, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plat of SECTION ONE OF BAYVIEW, of record in Plat Book 9700, Page 330, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen Jacobs and Christopher Michael Jacobs, wife and husband, by Quitclaim Deed from Helen Jacobs FKA Helen Prior, a married woman, of record in Instrument No. 20160512-0047635, in the Register's Office of Davidson County, Tennessee, dated May 11, 2016 and recorded on May 12, 2016.

Being the same property conveyed to Helen Prior, unmarried, by Warranty Deed from NVR Homes, Inc. t/a Ryan Homes, a Virginia corporation, of record in Book 10710, Page 302, in the Register's Office of Davidson County, Tennessee, dated November 26, 1997 and recorded on December 5, 1997. Helen Prior is now known as Helen Jacobs by virtue of marriage to Chirstopher Michael Jacobs. Christopher Michael Jacobs hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Helen Jacobs.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Karen Johnson Davidson County
Batch# 1281889 DEEDWARR
06/06/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250606-0044530

This is improved property known as: 2401 Bayview Drive, Nashville, TN 37217

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 4th day of June, 2025.

Helen Jacobs

Christopher Michael Jacobs

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 4th day of June, 2025, before me personally appeared Helen Jacobs and Christopher Michael Jacobs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2025.

Notary Signature
My commission expires: 4/25/27

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 4 day of June, 2025.

Affiant Signature

Date 6/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027