Prepared by
Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd , Ste
Nash , TN

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250651233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $645,000 00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2025

Notary Public
My Commission Expires.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 21

Karen Johnson
Batch # 1295380
07/09/2025 10 21 13 AM
Fees $13 00 Taxes $2,386 50

Davidson County
DEEDWARR
2 pgs

20250709-0053909

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Turner Moss and Molly Nickels, and Debra H. Moss 385 Blackman Rd Nashville TN 37211	New Owner	Tax Parcel ID No 146 08 0 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendy Jacobsen, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Turner Moss and Molly Nickels, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of SECTION SIX, CRIEVE HALL ESTATES of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Wendy Jacobsen, a single woman, by Warranty Deed from Eric Staples and wife Jennifer Staples, of record in Instrument No. 20220523-0059370, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022, and recorded on May 23, 2022

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92

This is improved property located at 385 Blackman Rd Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2025

Wendy Jacobsen

STATE OF CA)
COUNTY OF Placer)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendy Jacobsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires 11-26-2027

B PALMER
COMM # 2468869
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM EXPIRES NOV 26, 2027