Karen Johnson Davidson County
Batch# 1295924 DEEDWARR
07/11/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250711-0054557



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Trish Townsend
Affiant

Subscribed and sworn to before me, this 7th day of July, 2025.

B. Huntsman
Notary Public
My commission expires: 9/27/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carol Alava Arvisu **Carina Mercedes Arvisu Estera** **Shane Eugene Wilson**	New Owner	**06509011700**
4829 Shasta Dr		
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

Joseph Fred Jacobs, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Alava Arvisu, unmarried, a 35% interest, and Carina Mercedes Arvisu Estera, spouse of Shane Eugene Wilson, a 35% interest, and Shane Eugene Wilson, spouse of Carina Mercedes Arvisu Estera, a 30% interest, 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. 407, Plan of Section Four, Sherwood Forest Subdivision, of record in Plat Book 4460, Pages 182-183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joseph Fred Jacobs, III, unmarried, by Warranty Deed from Larry N Levan and Gloria A Levan, husband and wife, dated March 13, 2009, of record in Instrument No. 20090324-0026562, in the Register's Office for Davidson County, Tennessee. Christine Hope Jacobs enters into the execution of this instrument to convey any and all marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4829 Shasta Dr, Old Hickory, TN 37138.

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 do 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 in 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.

Joseph Fred Jacobs, III Date: 07/07/25
Joseph Fred Jacobs, III

Christine Hope Jacobs Date: 07/07/25
Christine Hope Jacobs

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph Fred Jacobs, III and Christine Hope Jacobs, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 3/3/28

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2028

Certificate of Authenticity

I, Devon J. Sutherland, 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 7/7/25.

Affiant Signature

7/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

My Commission Expires: 6/20/28
Date

Notary's Seal

