Karen Johnson Davidson County
Batch# 1305629 DEEDWARR
08/04/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20250804-0061308

WARRANTY DEED JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/31/2025. NOTARY PUBLIC MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 4705-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sandra Jennifer Lockhart Luther and Jeffrey Craig Luther	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	044-14-0E-024.00-CO
2213 Toniwood Lane	408 Highway 76	
Palm Harbor, FL 34685	White House, TN 37188	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Scott Jacobsen, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Jennifer Lockhart Luther and Jeffrey Craig Luther, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 24 on the Plan of HADLEY VILLAGE OWNER'S ASSOCIATION INC. a Horizontal Property Regime with Private Elements of record in Exhibit" B" in the Master Deed at Instrument No. 20190826-0085669; as Scrivener's Affidavit recorded in Instrument No. 20200320-0030626; as amended in Instrument No. 20201016-0120556; Instrument No. 20210317-0035381 and as Supplemented & Amended in instrument No. 20200318-0030072; as assigned in Instrument No. 20190827-0086195, 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 Scott Jacobsen, unmarried man by Warranty Deed from Trillium Investment Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211229-0170990 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 29, 2021 and Scrivener's Affidavit as recorded in Instrument No. 20220713-0080620.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 646 Hadley Village Boulevard 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 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.

Witness my hand on July 31, 2025.

Scott Jacobsen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Scott Jacobsen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 31, 2025.

Notary Public

My Commission Expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File #: 4705-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 31 day of July, 2025.

Affiant Signature
Date 7/31/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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