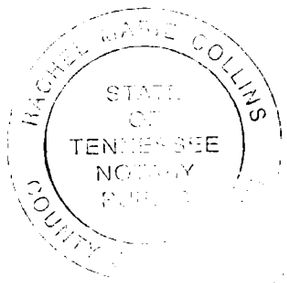
Karen Johnson Davidson County
Batch# 1319050 DEEDWARR
09/05/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20250905-0071203



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$525,000.00** (Five Hundred Twenty-Five Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of September, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/21/2028 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
James E. Jacobs 3230 Union Hill Road Joelton, TN 37080	**SAME AS NEW OWNER**	014-00-0-037.01 014-00-0-075.00 014-00-0-037.03

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, **TERESA MAISER, UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES E. JACOBS, AN UNMARRIED MAN** 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:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED (X) UNIMPROVED	Property known as: **6728 & 0 CLARKSVILLE PIKE** **JOELTON, TN 37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2025077528

WITNESS, this 3rd day of September, 2025

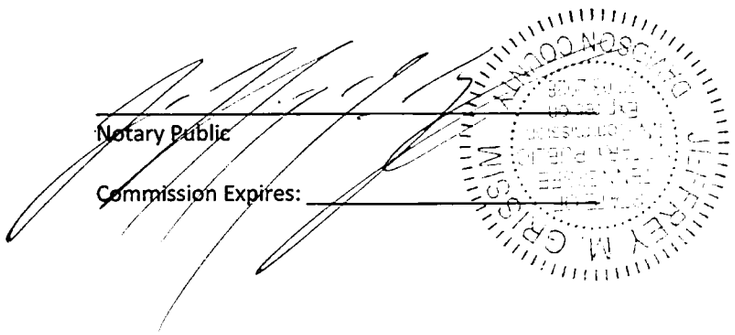
Teresa Maiser

Teresa Maiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Teresa Maiser** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of September 2025.



Notary Public

Commission Expires: _____

Exhibit A

Parcel 1

Land in Davidson County, Tennessee, according to survey made by Hickerson & Smith Engineering Company, dated October 3, 1964, and more particularly described as follows:

Beginning at a point in the Northerly right-of-way of Clarksville Highway, US 41-A, 539.2 feet in a Westerly direction along the Northerly margin of Clarksville Highway, from the Northwest corner of Clarksville Highway and Douglas Road; thence North 7 degrees 00' East a distance of 480.0 feet to an iron pin; thence North 4 degrees 00' West a distance of 431.1 feet to an iron pin; thence North 74 degrees 35' West a distance of 660.0 feet to an iron pin; thence South 2 degrees 15' West a distance of 300.0 feet to an iron pin; thence South 60 degrees 15' East a distance of 170.0 feet to an iron pin; thence South 87 degrees 45' East a distance of 125.0 feet to an iron pin; thence South 2 degrees 15' West a distance of 240.0 feet to an iron pin; thence South 80 degrees 00' East a distance of 117.5 feet to an iron pin; thence South 10 degrees 00' West a distance of 365.0 feet to an iron pin in the Northerly margin of Clarksville Highway; thence along the Northerly margin of Clarksville Highway in an Easterly direction a distance of 326.5 feet to the Point of Beginning. Said tract of land containing 10 acres, more or less.

Parcel 2

Land in Davidson County, Tennessee according to survey made by Hickerson & Smith Engineering Company, dated October 3, 1964, and more particularly described as follows:

Beginning a point in the Northerly margin of Clarksville Highway, US 41A, 838.7 feet West from the Northwest corner of Clarksville Highway and Douglas Road; thence North 10 degrees 00' East a distance of 365.0 feet to an iron pin; thence North 80 degrees 00' West (erroneously stated as "North 80 degrees East") a distance of 117.5 feet to an iron pin; thence North 2 degrees 15' East a distance of 240.0 feet to an iron pin; thence North 87 degrees 45' West a distance of 125.0 feet to an iron pin; thence South 2 degrees 15' West a distance of 570.0 feet to an iron pin in the Northerly margin on Clarksville Highway; thence Easterly along the Northerly margin of Clarksville Highway a distance of 210.00 feet to the Point of Beginning. Said tract being designated as Trust No. 2 and containing 2.47 acres, more or less.

Parcel 3

Land in Davidson County, Tennessee according to survey made by Hickerson & Smith Engineering Company, dated October 3, 1964, and more particularly described as follows:

Beginning at a point in the Northerly margin of Clarksville Highway, US 41A, 318 feet to a Westerly direction along the Northerly margin of Clarksville Highway from the center line of Douglas Road; thence North 11 degrees 15' East a distance of 475.0 feet to an iron pin; thence North 79 degrees 00' West a distance of 230.00 feet to an iron pin; thence South 7 degrees 00' West a distance of 480.0 feet to an iron pin in the Northerly margin of Clarksville Highway; thence along the Northerly margin of Clarksville Highway in an Easterly direction a distance of 135.0 feet to a concrete monument; thence still along the northerly margin of Clarksville Highway in an Easterly direction of 60.0 feet to the Point of Beginning. Said tract of land containing 2.32 acres, more or less.

Being the same properties conveyed to Teresa Maiser, unmarried woman, by Warranty Deed from Katherine Amanda Gray-Swain, Trustee of the Harry Lee Swain II GST-Exempt Trust dated March 13, 2017, of record in Instrument Book 20200417-0040424, Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on April 17, 2020.

I, Kirsten Virden, 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 09/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

