Name and Address of New Owner:
Constance A. Sinclair
1905 Boscobel St
Nashville, TN 37206

Send Tax Bills To:
Constance A. Sinclair
1905 Boscobel St
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1397683 DEEDWARR
03/26/2026 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $4,680.50
20260326-0024082

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 083 14 0 278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julia A. Jacobs, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Constance A. Sinclair, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 131 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as of record in Plat Book 57, Page 130, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the Northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Julia A. Jacobs, an unmarried woman, by Warranty Deed from Kelton Investments, LLC, of record in Instrument No. 20131127-0121898, in the Register's Office of Davidson County, Tennessee, dated November 25, 2013 and recorded on November 27, 2013. Julia A. Jacobs and Tara Tidwell were married on April 25, 2018. Tara Tidwell joins in this conveyance for the sole purpose of conveying her marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2026.

_____(SEAL)
Julia A. Jacobs

_____(SEAL)
Tara Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2026, before me personally appeared Julia A. Jacobs and Tara Tidwell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 5th day of March, 2026.

_____
Notary Signature
My commission expires:

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

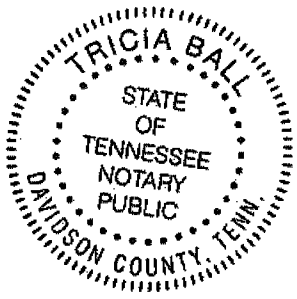
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2026.

Notary Signature
My commission expires: 3/6/29



Tennessee Certification of Electronic Document

I, Paul Soper, 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 3/5/26 (date of document).

Affiant Signature

3/26/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

