WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$964,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/29

(AFFIX SEAL)

I. DYKE ATKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 1401426 DEEDWARR
04/02/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,566.80
20260402-0026696

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian D. Henson and Erika Weber Henson	Raymond James Bank	116-08-0A-024.00
(NAME)	(NAME)	
24 Washington Park	PO Box 23558	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Saint Petersburg, FL 33742	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we The Estate of Eleanor S. Jacobs, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brian D. Henson and Erika Weber Henson, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 24 on the Plan of Sugartree, Phase I, of record in Book 4675, Page 141, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 24 fronts 60 feet on the southeasterly side of Washington Park and extends back between parallel lines 100 feet to an access easement in the rear.

Being the same property conveyed to Donald E. Jacobs and wife, Eleanor S. Jacobs by Deed from Lution B. Hill and wife, Frances F. Hill, dated 09/12/1980, of record in Book 5653, Page 901, Register's Office for Davidson County, Tennessee.

The said Donald E. Jacobs died on 04/08/1984, leaving the said Eleanor S. Jacobs the sole surviving tenant by the entirety.

The said Eleanor S. Jacobs died testate on 07/29/2025. Pursuant to her Will as evidenced in Case No. 25P1814, Probate Court Clerk's Office for Davidson County, Tennessee, she named William Jacobs as her Executor and in Article Eight, Section 8.02, she directed her real property to be administered as part of her probate estate giving her Executor the power to sell subject premises.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 24 Washington Park, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 31st day of March, 2026.

The Estate of Eleanor S. Jacobs

By: William Jacobs, EX
William Jacobs, Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Jacobs, the Executor for the estate of Eleanor S. Jacobs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2026.

Notary Public:
My Commission Expires: _____
(SEAL)



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

202604020026696

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4/1, 2026.

Affiant
Date: April 1, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.