Karen Johnson Davidson County
Batch # 1404455 DEEDWARR
04/10/2026 01:46:54 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20260410-0029341

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-BR-26-8040

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEEKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH26-11034

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeb A. Holmes 8040 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	128-14-0-014-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Jean Jacobs**, **an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeb A. Holmes**, **an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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. 14 on the Plan of Harpeth Park, Section 1, of record in Book 3600, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 116.5 feet on the Southeasterly side of Sawyer Brown Road, and runs back between lines 210.0 feet on the Northeasterly side, and 212.0 feet on the Southwesterly side to a line in the rear on which it measures 58.95 feet.

Being the same property conveyed to William M. Jacobs, and wife, Betty Jean Jacobs by Warranty Deed from William C. Small and wife, Irma S. Small of record as Book 4155, page 56 in the Register's Office for Davidson County, Tennessee, dated July 18, 1967 and recorded on July 25, 1967. The said William M. Jacobs has since departed this life on July 18, 2006, therefore, now vesting in Betty Jean Jacobs, by right of survivorship

Being the same property conveyed to Betty Jean Jacobs by Affidavit of Inheritance of Real Estate from William M. Jacobs, died of record as Instrument No. 200701310012925 in the Register's Office for Davidson County, Tennessee, dated July 18, 2006 and recorded on January 31, 2007.

Parcel No.: 128-14-0-014-00
Being also known as: 8040 Sawyer Brown Rd, Nashville, TN 37221

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8040 Sawyer Brown Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 6th day of April, 2026

x Betty Jean Jacobs
Betty Jean Jacobs

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 Betty Jean Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 6th day of April, 2026.

Gina E. Montague
Notary Public
My Commission Expires: 10-4-2027

