Karen Johnson Davidson County
Batch# 1418059 DEEDWARR
05/08/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260508-0041751

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Charles

Actual consideration or value, whichever is greater is $495,000.00.

Affiant

Subscribed and sworn before me this the 5th day of May, 2026.

Notary Public
My commission expires:

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Halverson 916 Graceland Ct. Goodlettsville, TN 37072		007-14-0 018.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY LUIS JACOBS AND ALEXANDRIA LYNN EISENBERG, MARRIED TO EACH OTHER,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOHN HALVERSON AND STEPHANIE HALVERSON, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 83 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, Page 156, ofthe Register's Office of Davidson County, Tennessee.

Said Lot No. 83 Fronts 130 feet on the easterly side of Graceland Court and runs back 298.8 feet on the southerly line, to a line in the rear, measuring 222.65 feet thereon.

Being the same property conveyed to Rodney Luis Jacobs, a single person, and Alexandria Lynn Eisenberg, a single person, as joint tenants with rights of survivorship, by deed dated 11/30/2021, from Ronald E. Nollner and wife, Beverly A. Nollner, of record in Instrument No. 20220118-00070334, Register's Office for said County.

Rodney Luis Jacobs and Alexandria Lynn Eisenberg having since married.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 916 Graceland Ct., Goodlettsville, TN 37072.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 5th day of May, 2026.

Rodney Luis Jacobs

Alexandria Lynn Eisenberg

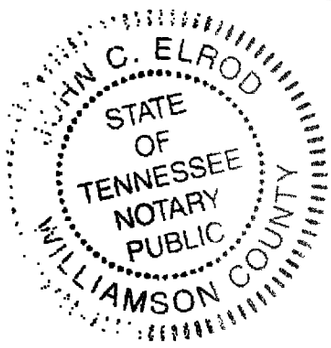
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodney Luis Jacobs and Alexandria Lynn Eisenberg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2026.

My commission expires:
7/17/2028

Notary Public



Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 5/5/26 (date of document).

Affiant Signature

5/5/26

Date

State of **Missouri**

County of ~~St. Louis~~ MN St. Charles

Sworn to and subscribed before me this 5th day of May, 20 26.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: