Karen Johnson Davidson County
Batch# 1422162 DEEDWARR
05/19/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260519-0045203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-2488

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Margie Backes and Jeffrey Scott Jacobson	**New Owner**	
(NAME)	(NAME)	
4074 Manning Hollow Road		112-00-0-066.00
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Arther Lee Stephens Jr, incorrectly referred to in the prior deed as Arther Lee Stephens Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margie Backes, unmarried, and Jeffrey Scott Jacobson, married, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, in the Travis and Lewis Land Company's Subdivision of Small Farms, not of record, being Tract No. 3 of said Subdivision, described as follows:

Beginning at a point in the southerly margin of Manning Hollow Road, the northwest corner of Tract No. 3 and the northeast corner of Tract No. 2; thence with the common line between said tracts S03° -00'W, 1,070.00 feet to an iron pin, the southwest corner of this tract; thence S59° -19'E, 232.0 feet to an iron pin, the southeast corner of this Tract No. 3; thence with the common line between Tracts No. 3 and 4, N04° -02'E, 1,210.0 feet to an iron pin in the southerly margin S84° -58'W, 229.5 feet to the point of beginning and containing an area of 5.67 acres, more or less.

Being the same property conveyed to Larry D. Roberts and wife Georgia Roberts by Warranty Deed from Arther Lee Stephens, Jr. and wife Cathy T. Stephens of record in Book 5326, Page 940, Register's Office for Davidson County, Tennessee, dated July 25, 1978 and recorded on August 18, 1978.

Being the same property conveyed to Reda Roberts Williams, Kathy Ann Roberts Sweeny and Larry Dixon Roberts, Jr. by Quitclaim Deed from Larry D. Roberts and wife Georgia Roberts, reserving unto themselves an estate for life of record in Book 9733, Page 580, Register's Office for Davidson County, Tennessee, dated July 12, 1995 and recorded on July 18, 1995.

Being the same property conveyed to Larry D. Roberts and wife, Georgia Roberts by Quitclaim Deed from Reda Roberts Williams, Kathy Ann Roberts Sweeny, Larry Dixon Roberts, Jr. of record in Book 10391, Page 713, Register's Office for Davidson County, Tennessee, dated March 20, 1997 and recorded on March 26, 1997.

The said Larry D. Roberts having died on or about July 20, 2020, vesting Georgia Roberts as surviving tenant by the entirety.

Being the same property conveyed to Georgia Lois Roberts, unmarried, and Arthur Lee Stephens, Jr., unmarried, as joint tenants with right of survivorship by Quitclaim Deed

from Georgia Roberts, unmarried of record in Instrument No. 20251010-0081245 Register's Office for Davidson County, Tennessee, dated September 2, 2025 and recorded on October 10, 2025.

The said Georgia Lois Roberts having died on or about December 13, 2025, vesting Arthur Lee Stephens, Jr. as surviving tenant by the entirety. The Estate of Georgia Lois Roberts being administered under Case No. 26P546, in the Seventh Circuit Court (Probate) Court for Davidson County, Tennessee.

This is property more commonly known as 4074 Manning Hollow Road, Pegram, TN 37143.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 15th day of May, 2026.

Arthur Lee Stephens, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Arthur Lee Stephens, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **May 15, 2026**.

Date

Alli P

Affiant Signature

5/19/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202605190045203