Karen Johnson Davidson County
Batch# 1482428 DEEDWARR
10/08/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20261008-0092492

WARRANTY DEED

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC EXP. 2/27/2029 COUNTY OF SUMNER

File No. CR-26-3820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

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 NUMBERS
Sydney Sergent	New Owner	
(NAME)	(NAME)	
817 Lewis Court	same	051-10-0E-010.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Joseph C. Jacobs and Cynthia G. Jacobs, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Rae Sergent, unmarried and Malissa Sergent, unmarried Joint Tenants with 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:

A certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Situated in Davidson County, Tennessee, being described as follows, to wit: Being Unit No. 10, known as 817 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums, Phase III, created Under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and established by Master Deed of record in Book 7506, Page 623, Register's office for Davidson County, Tennessee, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace, Phase III as shown on record in Book 7506, Page 640, said Register's Office for more complete and accurate description of said unit.

Being the same property conveyed to Joseph C. Jacobs and Cynthia G. Jacobs, husband and wife by Warranty Deed from Jeffrey Ray Goostree, individually, and Ginger Ann Lewis, individually, and as Administrator for the Estate of Rebecca Ann Brooks of record in Instrument No. 20220317-0031418 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 17, 2022.

This is property more commonly known as 817 Lewis Court, Madison, TN 37115.

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 5th day of October, 2026.

Cynthia Jacobs

Joseph C. Jacobs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

On this 5th day of October, 2026, before me personally appeared Cynthia Jacobs and Joseph C. Jacobs, 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 5th day of October, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Ashley Rudy, 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 October 5, 2026 (date of document).

Affiant Signature

Date: 10/5/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY