Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 100931 DEEDWARR
06/06/2018 09:03:37 AM 3 pgs
Fees: $18.00 Taxes: $3,848.00

20180606-0054114

Warranty Deed

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,040,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen Weisser Brian Weisser	NEW OWNER	
3404 Lealand Lane		118-09-0-180.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR, TRUSTEES OF THE ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN WEISSER AND BRIAN WEISSER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 2 on the Plan of Noelton Resubdivision, a Resubdivision of Lots 1, 2 and 3 on the Plan of Noelton of record in Plat at Instrument No. 20170816-0084231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew William Zenor, Co-Trustee of the Andrew William and Karen Suzanne Zenor Joint Trust agreement Dated March 25, 2005 and Karen Suzanne Zenor, Co-Trustee of the Andrew William and Karen Suzanne Zenor Joint Trust agreement Dated March 25, 2005 by Warranty deed from K & R Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150615-0056703 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3404 Lealand Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2018.

Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement, dated March 25, 2005

Andrew William Zenor Trustee

Andrew William Zenor, Trustee

Karen Suzanne Zenor, Trustee

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew William Zenor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement dated March 25, 2005, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of May, 2018.

Johnothan Ross

Notary Public

My Commission Expires: March 5th 2021

Johnothan Ross
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: March 5, 2021
Commission #17429342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Suzanne Zenor, 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 foregoing instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement dated March 25, 2005, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of May, 2018.

Notary Public

The address of the herein described property is believed to be 3404 Lealand Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2018.

Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement, dated March 25, 2005

Karen Suzanne Zenor, Trustee

Andrew William Zenor, Trustee

Karen Suzanne Zenor, Trustee

STATE OF MISSOURI
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew William Zenor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement dated March 25, 2005, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of May, 2018.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Suzanne Zenor, 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 foregoing instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Andrew William Zenor and Karen Suzanne Zenor Joint Trust Agreement dated March 25, 2005, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of May, 2018.



Notary Public