FILE NUMBER
Com-1898453

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
My Commission Expires 01-26-2019

Karen Y Johnson Davidson County
Batch# 181194 DEEDWARR
01/07/2019 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20190107-0001582

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Russell Zavitson and Mary Denise Zavitson	Russell Zavitson + Mary Denise Zavitson	
(NAME) 504 Lancaster Avenue	(NAME) 504 Lancaster Avenue	104-10-0-245.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALETHA JOYCE DAILY, UNMARRIED, AND ANDREW DAILY, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL ZAVITSON AND MARY DENISE ZAVITSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Plan of The Resubdivision of Lots No. 172, 178 and the Southeasterly 60 feet of Lot No. 171 on the Map of Dr. R.W. Grizzard, not of record of record in Plat Book 4885, Page 42, 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 Opal Harris, an unmarried woman by Warranty deed from Robert Kincaid, an unmarried man of record in Instrument No. 20050323-0031400 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 23, 2005. The said Opal Harris having died May 2, 2006, and by Will admitted to probate by the Probate Court of Davidson County, Tennessee (Docket No. 06P1219, property was devised to Aletha Joyce Daily and Andrew Daily.

Being the same property conveyed to Aletha Joyce Daily and Andrew Daily, as equal tenants in common by Executor's Quitclaim deed from Joyce Daily, Executrix of the Estate of Opal Harris of record in Instrument No. 20060913-0113075 Register's Office for Davidson County, Tennessee, dated September 08, 2006 and recorded on September 13, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 508 Lancaster Avenue, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 3rd day of January, 2019

Aletha Joyce Daily by Andrew Daily Attorney in fact
Aletha Joyce Daily by Andrew Daily, Attorney in fact

Andrew ~~Joyce~~ Daily
AD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of January, 2019, before me personally appeared Andrew Daily, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of January, 2019, before me personally appeared Andrew Daily to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aletha Joyce Daily and who acknowledged he/she/they executed the same as the free act and deed of the said Aletha Joyce Daily.

Witness my hand and official seal, this the 3rd day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019