# WARRANTY DEED

Karen Johnson Davidson County
Batch# 221780 DEEDWARR
04/24/2019 03:31:01 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50

20190424-0037874

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of ~~Williamson~~ CW DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of April, 2019.

(Affix Seal) Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Leslie VETTER<br>4609 B Kentucky Avenue<br>Nashville, TN 37209 | PINNACLE BANK<br>15025 BALLENTROFT PKWY 2nd FLR<br>CHARLOTTE, NC 28277 | 091080F00100 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust** Dated January 14, 2013, hereinafter called the Grantor(s), CW have bargained and sold, and by these presents do hereby transfer and convey unto **Leslie** VETTER, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Unit "A" 4609 Kentucky Avenue Townhomes a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140902-0079472, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140902-0079472, and Bylaws appended thereto as Exhibit "B," said Register's Office, are incorporated, hereby referenced, and made a part of hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Johnny Roy Can Zant, Trustee if the Johnny Van Zant Revocable Living Trust dated January 14, 2013 by Warranty Deed from Harold G. Johnson, Jr., dated February 24, 2015 and recorded February 26, 2015 in Instrument No. 20150226-0016585, said Register's Office.

( ) unimproved
This is ( X ) improved property know as 4609 B Kentucky Avenue, Nashville, TN 37209.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 11th day of April, 2019

Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013

State of Florida
County of Clay

Personally appeared before me, Teresa J Fischer a Notary Public in and for said County and State, the within named Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of April, 2019.

Notary Public Teresa J Fischer
My Commission Expires: 3/29/21

Lonnie A Rowell

LONNIE A ROWELL- WITNESS

Teresa J Fischer

TERESA FJ FISCHER -WITNESS

State of Florida
County of Clay

Personally appeared before me, Teresa J Fischer, a notary public in and for said County and State, the within named Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of April, 2019.

Teresa J Fischer
Notary Public Teresa J Fischer
My Commission Expires: 3/29/21

