THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 247922 DEEDWARR
06/25/2019 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190625-0061179



STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2019.

Notary Public
My Commission Expires: October 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Stephanie Clara Gonzalez and Trevor Killian Murphy 1729A Pecan Street Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-02-4G-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMENA ZEBARI** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHANIE CLARA GONZALEZ AND TREVOR KILLIAN MURPHY** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for 1729 Pecan Street Residences, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180406-0032631, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to AMENA ZEBARI, by deed from EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT SEP IRA, A 69% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO SHAW HACKETT ROTH IRA, A 21% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO LEIGH ANNE HACKETT ROH IRA, A 10% UNDIVIDED INTEREST, of record in Instrument No. 20180406-0032629, and recorded on April 6, 2018, said Register's Office.

This is improved property commonly known as: **1729A Pecan Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

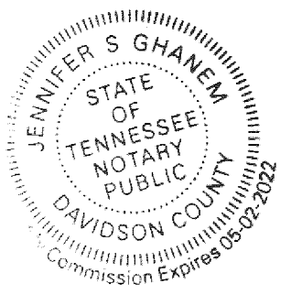
IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2019.

AMENA ZEBARI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMENA ZEBARI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June 2019.



Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020