This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 256467 DEEDWARR
07/12/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190712-0068338

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 10th day of July, 2019.

Notary Public
My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

WARRANTY DEED

Address of New Owner:
Rachel Zolensky
179 Wheeler Ave
Nashville, TN 37211

Send Tax Bill to:
New owner

Tax Information:
133-07-0 215.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHAD M. HOWAT AND KERBI HOWAT F/K/A KERBI E. HICKMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL ZOLENSKY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 7 on the Plan of Farley Heights, of record in Plat Book 2083, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Chad M. Howat, an unmarried man, and Kerbi E. Hickman, an unmarried woman, as tenants in common with rights of survivorship, by deed from Kenneth W. Powell, an unmarried man, dated 04/16/2012, of record in Instrument No. 20120423-0034207, said Register's Office.

The sais Kerbi E. Hickman and Kerbi Howat are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 179 Wheeler Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of July, 2019.

Chad M. Howat

Kerbi Howat f/k/a Kerbi E. Hickman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chad M. Howat and Kerbi Howat f/k/a Kerbi E. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2019.

My commission expires: 9-6-22

Notary Public



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

