(1)

Karen Johnson Davidson County
Batch# 267690 DEEDWARR
08/07/2019 11:14:26 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190807-0078479

Send Tax Statements To:
New Owner
1206 Saunders Ave
Madison, TN 37115

Name and Address of New Owner:
Anne-Marie Zanzal
108 Diane Court
Madison, TN 37115

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 042-11-0-045.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **STEPHANIE E. COOPER AND KAREN SPRUILL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, has this day bargained and sold and does hereby transfer and convey unto, **ANNE-MARIE ZANZAL,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Madison, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Plan of Section One, Haven Acres, according to plat and survey appearing of record in Plat Book 2331, page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Stephanie E. Cooper, and Karen Spruill, joint tenants with right of survivorship, by Warranty deed from Charles N. Rippy and Kathy A. Rippy, husband and wife, dated December 12, 2008, appearing of record in Instrument No. 20090127-0007166, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters shown on said plan of record in Plat Book 2331, page 89; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANNE-MARIE ZANZAL,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of August, 2019.

STEPHANIE E. COOPER

KAREN SPRUILL

STATE OF North Carolina)
)
COUNTY OF Forsyth)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **STEPHANIE E. COOPER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Forsyth County, North Carolina this the 2nd day of August, 2019.

CAMILLE MURPHY JONES NOTARY PUBLIC FORSYTH COUNTY NC

NOTARY PUBLIC
My Commission Expires: 12/4/2022

STATE OF North Carolina)
)
COUNTY OF Forsyth)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KAREN SPRUILL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Forsyth County, North Carolina, this the 2nd day of August, 2019.

CAMILLE MURPHY JONES NOTARY PUBLIC FORSYTH COUNTY NC

NOTARY PUBLIC
My Commission Expires: 12/4/2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 2nd day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 1/24/21

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY