BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$620,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACOB E. ZOBRIST	**SAME**	**061-11-0-233.00**
(NAME) **P.O. BOX 160954**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216-0954**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 375189 **DEEDWARR**
03/20/2020 09:04:18 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20200320-0030685

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY HARMS AND KELSY HARMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB E. ZOBRIST, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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.1, as shown on the map of the Two Lot Subdivision of the Judy G. Stocky and Sheila M. Earl Properties, of record in Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TIMOTHY HARMS AND KELSY HARMS, by deed from DAVID EARL AND WIFE, SHEILA EARL, of record as Instrument No. 20130405-0033795, dated April 4, 2013, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20040728-0090231, said Register's Office. Joint driveway easement as shown on the plat of record in Instrument No. 20040728-0090231, and as set forth in the quitclaim deed of record in Instrument No. 20090528-0049120; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1109 GREENLAND AVE., NASHVILLE, TN 37216**
(House Number) (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 hand this 16 day of March, 2020.

TH

TIMOTHY HARMS

N/A

KELSY HARMS

STATE OF CALIFORNIA
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Harms and Kelsy Harms, husband and wife**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of March, 2020.

My commission expires: 11/24/2021

VICTOR NORIEGA
Notary Public – California
San Francisco County
Commission # 2223177
My Comm. Expires Nov 24, 2021

Notary Public