Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 397178 DEEDWARR
05/08/2020 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30
20200508-0048012

39-B
File #20-1005
2020-316

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry Owens, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Zagnoev and Erin Zagnoev, a married couple,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 20 on the Plan of Harding Park Subdivision, as of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Being the same property conveyed to Jerry Owens by deed from Sallie N. Long-Frazer, Trustee of the Sallie N. Long-Frazer Revocable Trust dated December 28, 2012, dated March 5, 2019, of record in Inst. No. 20190306-0020559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sallie N. Long-Frazer, Trustee of the Sallie N. Long-Frazer Revocable Trust dated December 28, 2012 by deed from Sallie N. Long-Frazer, unmarried, dated October 24, 2013, of record in Inst. No. 20131025-0111406, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 104 Laird Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Erin & Gregory Zagnoev
104 Laird Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
116-13-0-048.00

WITNESS THE EXECUTION HEREOF this 1st day of May, 2020.

Jerry Owens

State of Tennessee)
County of Davidson)

On this 1st day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry Owens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/2/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,699,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of May, 2020.

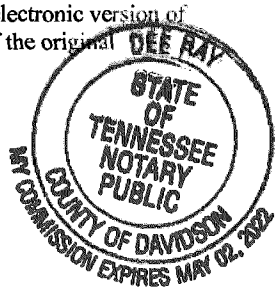
Notary Public

My Commission Expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public