Karen Johnson Davidson County
Batch# 418919 DEEDWARR
06/18/2020 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20200618-0063994

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28534

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2020

Notary Public

MY COMMISSION EXPIRES: JAN 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Danielle Harper	OWNER	MAP 103-12-0d
211 A Mockingbird Road		PARCEL 101.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Zickler and Katelyn Zickler, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Danielle Harper, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 of Mockingbird Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act., as shown on Exhibit "A" to the Master Deed of record in Book 6905, Page 428, amended in Book 6915, Page 105, and Book 9891, Page 746, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete details of description together with the side Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to David Zickler and Katelyn Zickler, husband and wife by Warranty deed from Richard A. Faquin and Darlene F. Faquin, husband and wife of record in Instrument No. 20170911-0092902 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 11, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2020 and subsequent years which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **211 A Mockingbird 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 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 our hands this the 12th day of June, 2020.

David Zickler

Katelyn Zickler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 12th day of June, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: Jan 8, 2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 12th day of June, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: Jan 8, 2024

Notary Public

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 8 day of April, 2020, personally appeared before me, Tiffhany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022