Karen Johnson Davidson County
Batch# 422194 DEEDWARR
06/22/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200622-0066499

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires: 05-09-23

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Paul Zani<br>812 Riverside Drive<br>Nashville, TN 37206 | New Owner | Tax Parcel ID No.<br>083-11-0-079.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA KINSLOW, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PAUL ANTHONY ZANI, A MARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Map of Campbell's Riverside Drive Subdivision, of record in Plat Book 421, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to REBECCA KINSLOW, AN UNMARRIED WOMAN, by deed from ANDREA MOSSMAN FKA ANDREA SANDERS AND JASON DOUGLAS MOSSMAN, WIFE AND HUSBAND, of record in Instrument No. 20171006-0102705, dated September 28, 2017, said Register's Office.**

This is improved property commonly known as: **812 Riverside Drive Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18 day of June, 2020.

Rebecca Kinslow
**REBECCA KINSLOW**

STATE OF Oklahoma )
)
COUNTY OF Comanche )

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

Witness my hand and official seal at office this 18th day of June, 2020.

NOTARY PUBLIC State of OK
DORIS A. PARLI
Comm. # 19008678
Expires 08-27-2023

Doris A. Parli
Notary Public
My Commission Expires: 8/27/2023

# True Copy Certification

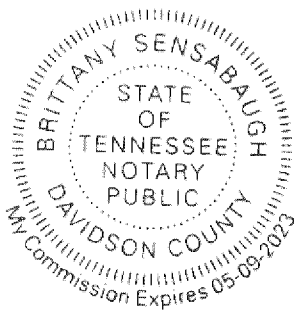
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 05-09-23