Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 433138 **DEEDWARR**
07/08/2020 12:46:57 PM 2 pgs
Fees: $13.00 Taxes: $1,994.30

20200708-0073954

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $539,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of July, 2020.

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022 KARA JONES

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Rebecca Zagat	5202 A Illinois Avenue		
5202 A Illinois Avenue		new owner	091-11-0-050.00
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **David Hurt and wife, Savannah Hurt,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Rebecca Zagatta, a single woman,** (Grantee), his/her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1105 of Block 164 on the Plan of No.1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Hurt and wife, Savannah Hurt by Warranty deed from White Peach Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170714-0070956 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 14, 2017.

The execution of this instrument is effected by the signature of Christine Maroon as Attorney-in-fact for David Hurt, which Power of Attorney is recorded in Instrument No. 20200708-0073953**, and also by the signature of Christine Maroon as Attorney-in-fact for Savannah Hurt, which Power of Attorney is recorded in**

Instrument No. 20200708-0073952**, both is said Register's office.**

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of July, 2020.

David Hurt by CM his attorney in fact
David Hurt by Christine Maroon, his attorney in fact

Savannah Hurt by CM her attorney in fact
Savannah Hurt by Christine Maroon, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christine Maroon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of David Hurt and Savannah Hurt, and acknowledged that she executed the same as the free act and deed of the said David Hurt and Savannah Hurt.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of July, 2020.

MATTHEW MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov. 19, 2023

NOTARY PUBLIC
My Commission Expires: NOV 19, 2023