Warranty Deed

Karen Johnson Davidson County Batch# 465368 DEEDWARR 08/27/2020 10:11:51 AM 2 pgs Fees: $13.00 Taxes: $1,757.50 20200827-0097193	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2020. Notary Public My commission expires: 11/8/22

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marina Zaky	U.S. Bank National Assoc.	118-10-0-184.00
833 Woodmont Boulevard	P.O. Box 20005	
Nashville, TN 37204	Owensboro, KY 42304-0005	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN B. ERWIN AND EMORY L. HOPSON NKA EMORY ERWIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARINA ZAKY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 57 on the Plan of Longview Manor, Sections One and Two of record in Plat Book 1424, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description but specifically EXCLUDED therefrom is that portion of the subject property condemned and appropriated to the State of Tennessee pursuant to the Final Order as Case No. B-7629 on the Third Circuit court for Davidson County, of record in Book 4914, page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nathan B. Erwin and Emory L. Hopson by Warranty deed from Dan Johnson and Kari S. Raeder nka Kari S. Johnson, husband and wife of record in Instrument No. 20160420-0038260 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 833 Woodmont Boulevard, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2020.

Nathan B. Erwin

Emory L. Hopson NKA Emory Erwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan B. Erwin and Emory L. Hopson NKA Emory Erwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023