Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0665

Karen Johnson Davidson County
Batch# 486819 DEEDWARR
09/30/2020 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20200930-0112885

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of September, 2020

Notary Public

Commission Expires: _____

RENE' PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-23-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Zelazowski 5112 Hillsboro Pike Nashville, TN 37215	The Mortgage Firm, Inc., ISAOA/ATIMA 921 Douglas Avenue STE 200 Altamonte Springs, FL 32714	131-09-0-023.00

WARRANTY DEED

FOR AND IN 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, I,

Regina D. Sandford, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Zelazowski

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 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. 1 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, 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 Regina D. Sandford by Warranty deed from Roger K. Oakes and wife, Merle W. Oakes of record in Book 9706, page 319, Register's Office for Davidson County, Tennessee, dated June 19, 1995 and recorded on June 20, 1995.

Being the same property conveyed to Regina D. Sandford by Quitclaim Deed from Thomas W. Cherry of record in Instrument No. 202009300112883, Registers Office for Davidson County, Tennessee, dated June 24, 2010 and recorded September _____, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5112 Hillsboro Pike, Nashville, TN 37215

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

Chas Sandford executes this instrument on behalf of Regina D. Sandford pursuant to a Durable General Power-of-Attorney dated April 10, 2020 and filed for record in Instrument No. 202009300112884 *, in the Register's Office of Dickson County, Tennessee.*

Dated this the 11TH day of September, 2020.

Regina D. Sandford

By Attorney in Fact
Chas Sandford, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Chas Sandford as Attorney in Fact for Regina D. Sandford**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Regina D. Sandford, for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 11 day of September, 2020.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

True Copy Certification

I, **Jennifer Pennell,** 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.

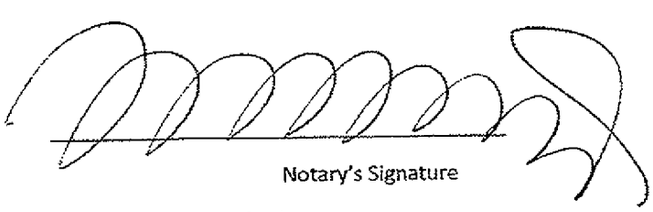


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

