Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1580

Karen Johnson Davidson County
Batch# 517927 DEEDWARR
11/17/2020 10:52:23 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20201117-0135386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Edward Zupa and Betty B. Zupa, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas S. Slater,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 13 on the plan of Cedar Crest Subdivision, Phase 1, of record in Book 6900, page 284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Edward Zupa and wife, Betty B. Zupa, by deed from T.J. Neumann & Associates, Inc., a Tennessee corporation, dated September 23, 1988, of record in Book 7661, page 545, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 309 Williams Court, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Thomas Scott Slater **309 Williams Court** **Nashville, TN 37209**	First Federal Bank 2034 Wilma Rudolph Blvd Clarksville, TN 37040	**114-08-0A-013.00**

WITNESS THE EXECUTION HEREOF this 12th day of November, 2020.

Bruce Edward Zupa

Betty B. Zupa

State of Tennessee)
County of Davidson)

On this 12th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bruce Edward Zupa and Betty B. Zupa, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 409,000.00.**

Affiant

Sworn and subscribed before me on this the 13 day of November, 2020.

Notary Public

My Commission Expires: 1-8-24

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