Karen Johnson Davidson County
Batch# 527157 DEEDWARR
12/09/2020 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20201209-0143304

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0810

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
John F. Stastny & Debbie L. Stastny 402 Jones Street Old Hickory, TN 37138	The Tennessee Credit Union 1400 8TH Avenue South Nashville, TN 37203	044-11-0-149.00

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/WE,
Robert Van Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John F. Stastny and Debbie L. Stastny, husband and wife
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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Village of Old Hickory, Section "A" of record in Plat Book 1424, Page 68, 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 Robert Van Zachar, a single man by Warranty deed from Perry E. Sanborn, unmarried of record in Instrument No. 20180928-0096255 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28, 2018.

Being the same property conveyed to Robert V. Zachar, an unmarried man and Perry Sanborn, an unmarried woman, as joint tenants with rights of survivorship by Quit-Claim deed from Robert V. Zachar, an unmarried man of record in Instrument No. 20200323-0031372 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 23, 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: 402 Jones Street, Old Hickory, TN 37138

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.

Dated this the 30th day of November, 2020.

Robert V. Zachar by Perry Sanborn, his Attorney-In-Fact

Robert V. Zachar by Perry Sanborn, his Attorney-In-Fact

Perry Sanborn

STATE OF TENNESSEE COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of November, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert V Zachar** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Perry Sanborn,** and acknowledged that as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Book *_____, Page _____ in the Register's Office of ------County, Tennessee.

202012090143303 Davidson

Witness my hand and official seal this the 30th day of November, 2020.



Notary Public
My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021