WARRANTY DEED

Karen Johnson Davidson County
Batch# 530941 DEEDWARR
12/11/2020 10:14:47 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20201211-0145343

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF Dec, 2020.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan J. Zoubek and Kimberly Ann Zoubek	Owner	
(NAME)	(NAME)	
336 Chesterfield Avenue		104 10 0 077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MARK RAWLS AND ADRIANNE RAWLS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN J. ZOUBEK AND KIMBERLY ANN ZOUBEK, 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 Davidson County, Tennessee, Being Lot No. 40 on the Plan of Bransford Realty Co's West End Heights Subdivision, of record in Book 332, Pages 124 and 125, Register's Office for said County, as follows:

Said Lot No. 40 fronts 60 feet on the Easterly side of Chesterfield Avenue and extends back 205 feet on the Southerly line and 199.6 feet on the Northerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Teresa C. Standard, unmarried, by Warranty Deed from Robert V. Price and wife, Patricia G. Davies, of record in Instrument No. 20041207-0145859, in the Register's Office of Davidson County, Tennessee, dated December 1, 2004 and recorded on December 07, 2004.

Being the same property conveyed to Mark Rawls and Adrianne Rawls, husband and wife, by Warranty Deed from Teresa C. Standard, unmarried, of record in Instrument No. 20080324-0028547, in the Register's Office of Davidson County, Tennessee, dated March 14, 2008 and recorded on March 24, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 336 Chesterfield Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 9 day of December, 2020

MARK RAWLS

ADRIANNE RAWLS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Rawls and Adrianne Rawls, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023