Karen Johnson Davidson County
Batch# 544045 DEEDWARR
12/31/2020 02:02:08 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80
20201231-0155216

34122-5

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$284,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2020.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Layton Archer	new owner	**149-02-0-079.00**
2573 Oak Forest Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debora A. Zarko, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Layton Archer, single man

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. 60 on the Plan of Oakwood Subdivision, Phase II, Section 1, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Eric L. Zarko and wife, Debora C. Zarko, by Warranty Deed dated October 4, 1990 from Centex Real Estate Corporation, of record in Book 8221, page 506, Register's Office for Davidson County, Tennessee. The said Eric L. Zarko and Debora C. Zarko having since divorced, said property was vested solely into Debora A. Zarko by a Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee at Nashville in No. 01D-815, dated July 16, 2001 and Recorded in Instrument No. 20011016-0112783, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 7900, page 126, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions for Oakwood, of record in Book 7981, Page 478, amended in Book 8038, page 838, corrected in Book 8313, page 17 and in Book 9237, page 1, amended in Book 9781, page 987 and Book 10650, page 785, By-Laws appended thereto in Book 7981, page 522, Register's Office for Davidson County, Tennessee.**

3. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8175, page 765, Register's Office for Davidson County, Tennessee.**

4. **Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6269, page 197, and in Book 6298, page 582, said Register's Office.**

5. **Rights of others in and to that portion of the premises lying between old fence and new property line adjoining Pebble Creek Subdivision and that portion of the premises lying between fence and new property line adjoining Wellington Enterprises, Ltd., et al property, as shown on a boundary survey made by Moran & Associates, Inc. dated February 26, 1985.**

6. **Such rights of others as may exist in an old roadway lying along the northeasterly boundary line of premises as set out in the deed of record from A.S. Johnson and wife Fannie E. Johnson to Nell M. Potts, of record in Book 4411, page 243, said Register's Office, which contains the following language: "Grantors expressly reserve unto themselves, their heirs and assigns, an unrestricted right-of-way for ingress and egress over, across and upon the land herein conveyed, this conveyance**

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
VL-88-VGS-20-2512

being made with the understand that a road or street is to be constructed thereon for public use and the grantees covenant that they will dedicate said land for said use."

7. **Easement for the flow of any creeks or branches.**

8. **Taxes for the current year, which have been prorated and assumed by Grantor(s) and subsequent years not yet due and payable.**

This is improved property, known as **2573 Oak Forest Drive, Antioch, TN 37013**

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 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/our hand(s) this **29th** day of **December, 2020.**

Debora A. Zarko

Debora A. Zarko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Debora A. Zarko,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21