Karen Johnson Davidson County
Batch# 601399 DEEDWARR
03/26/2021 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20210326-0040253

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Katherine B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01326

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ellen Scher Zagier, Hera Lynn Scher-Zagier, 1319 Riverhead Ave. Marco Island, FL 34145	Ellen Scher Zagier, Hera Lynn Scher-Zagier, 1319 Riverhead Ave. Marco Island, FL 34145	096-14-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mihaela George and Marin George, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ellen J. Scher Zagier, a married woman and Hera Lynn Scher-Zagier, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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. 23, on the plan of Happy Acres, as shown by plat of record in Book 2331, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Gigi Bagoly by deed from US Bank National Association as Trustee, dated December 29, 2010, recorded January 18, 2011, of record in Instrument No. 20110118-0004618, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mihaela George and Marin George, wife and husband by deed from Gigi Bagoly, dated January 15, 2020, recorded January 15, 2020, of record in Instrument No. 20200115-0005464, in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as: 912 Allen Road, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 24th day of March, 2021

Mihaela George

Marin George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2021, before me personally appeared Mihaela George and Marin George, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

