Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0047

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1404

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2021

Notary Public

Commission Expires: 9/30/24

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittany Jaimungal Singh 523 Forest Pointe Place Antioch, TN 37013	New Owner	150-09-0B-523.00-COY

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,

Edward L. Zabek, Executor of the Estate of Geraldine Zabek

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Jaimungal Singh, unmarried woman

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 523 of Forest Pointe Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws for Forest Pointe Condominium of record in Book 7801, Page 463, as amended in Book 8050, Page 853, and Instrument No. 20030712-0097022, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Forest Pointe Condominiums, of record in Book 6900, Page 930, and revised in Book 7900, Page 16 and further revised in Book 7900, Page 281, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Geraldine Zabek, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated 2/17/1995 and recorded 2/22/1995 in Book 9600, Page 162, in the Register's Office of Davidson County, Tennessee. The said Geraldine Zabek having since died, testate, on September 23, 2020, her estate being probated under Docket No. 20P-1758, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament she devised her Estate to Edward L. Zabek, Jr. and Patricia Ann Handshy. The said Edward L. Zabek, Jr. having been appointed Executor by Order filed 11/19/2020 in the Probate Court for Davidson County, Tennessee.

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: 523 Forest Pointe Place Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 606887 DEEDWARR
04/05/2021 01:57:30 PM 2 pgs
Fees: $13.00 Taxes: $704.85
20210405-0044149

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 31st day of March, 2021.

The Estate of Geraldine Zabek

By: _____
Edward L. Zabek, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward L. Zabek, Executor of The Estate of Geraldine Zabek** 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 at Hendersonville, Tennessee this 31st day of March, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES AUGUST 20, 2024

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22

WARRANTY DEED