WARRANTY DEED

Karen Johnson Davidson County
Batch# 648960 DEEDWARR
06/03/2021 10:51:44 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20210603-0074479

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1449

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Jonathan Patrick McLeod and Mary Frances Chrisman	new owner	118-10-0-195.00
2904 McNairy Lane		
Nashville, TN 37204		

FOR AND 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,

STEPHEN H. ZIMMERMAN AND WIFE JUDITH L. ZIMMERMAN

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

MARY FRANCES CHRISMAN AND JONATHAN PATRICK MCLEOD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being Lot 2, the Re-Subdivision of Parts of Lots 60 and 61, Sutten Hill Section, Marengo Park, as shown on plat of record in Plat Book 3500, page 121, together with an easement for sanitary sewer to serve said Lot 2, of record in Plat Book 3870, page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephen H. Zimmerman and wife, Judith L. Zimmerman by Warranty Deed from Ellenita S. Zimmerman, Trustee of the Ellenita S. Zimmerman Trust No. 1, dated April 15, 2005, dated November 30, 2007, recorded on 12/07/2007, in Instrument No. 20071207-0141692, Register's Offoce for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1SB-RTE-21-2904

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 3500, Page 121, said Register's office.

3. Easement for sanitary sewer of record in Book 3870, page 386, said Register's Office.

This is improved property known as 2904 McNairy Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 7th day of May, 2021.

Stephen H. Zimmerman

Stephen H. Zimmerman

Judith L. Zimmerman

Judith L. Zimmerman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Stephen H. Zimmerman and Judith L. Zimmerman, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 7th day of May 2021.

Notary Public
My Commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY