Karen Johnson Davidson County
Batch# 650585 DEEDWARR
06/07/2021 01:17:53 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20210607-0076074

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $125,000.00

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR. ATTORNEY AT LAW
3052 Lebanon Pike, Nashville, TN, 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:	**SEND TAX BILLS:**
Darrin Samuel Zachocki 704 Jayme Rhae Lane Old Hickory, TN 37138	SAME
MORTGAGEE:	**MAP AND PARCEL:**
NONE	64-13A 35

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cassandra M. Frassinone, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Darrin Samuel Zachocki,** married, hereinafter called the Grantee, his heirs, successors and assigns, all of my right, title, and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of The Villages at Southfork, of record in Plan Book 6900, Page 482, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ave M. Zachocki and Cassandra M. Frassinone by Quitclaim Deed dated October 12, 2011, as joint tenants with right of survivorship by Ave Zachocki of record instrument number 20111012-0079360. Ave Zachocki having since died on February 29, 2020.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This is improved real property known as 704 Jayme Rhea Lane, Old Hickory, Davidson County, Tennessee 37138.

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, his heirs and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17 day of May, 2021.

CASSANDRA M. FRASSINONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Cassandra M. Frassinone the bargainor, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 5/7/21

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 5/7/24

