Karen Johnson Davidson County
Batch# 654756 DEEDWARR
06/11/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20210611-0078922

#36298

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,095,000.00.

Affiant

Subscribed and sworn to me on 06/04/21.

NOTARY PUBLIC
My Commission Expires: 10-2-2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adam Zager 6239 Bresslyn Rd Nashville, TN 37205	First Community Mortgage 262 Robert Rose Dr Suite 200 Murfreesboro, TN 37129	115 15 0 021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michelle Handelsman, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Adam Zager and Lauren Master, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 124, on the Plan of West Meade Farms, Inc., Section "F' as of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point on the southerly margin of Bresslyn Road, the common corner of Lots 124 and 125; thence with the line between said lots, southerly 159.9 feet to a corner of lot 123; thence with the line between lots 123 and 124, southwesterly 156.4 feet to the northeasterly margin of Brook Hollow Road; thence with the margin of said Road, northwesterly 199.7 feet to the beginning of a curve; thence along said curve, northwardly 39.3 feet to a point in the southerly margin of Bresslyn Road; thence with the margin of said road, eastwardly, along a slight curve, 163.2 feet to a point, and continuing with the margin of said Road, eastwardly 82.2 feet to the beginning.
>
> Being the same property conveyed to Michelle Handelsman, an unmarried woman, by Warranty Deed form David J. Calkins and Rebecca M. Sappington-Calkins, husband and wife, dated July 31, 2018 and recorded August 1, 2018 in Instrument No. 20180801-0075098, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 6239 Bresslyn Rd, Nashville, TN 37205

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 06/04/21.

Michelle Handelsman

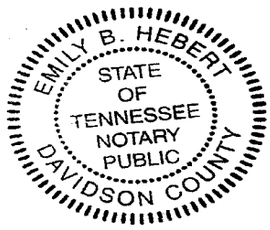
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/04/21, before me personally appeared Michelle Handelsman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/04/21.

NOTARY PUBLIC

My Commission Expires: 03-03-2025



TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

