21-3759

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **297,500.00**.

Madisen Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/21/2021**

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3759

Karen Johnson Davidson County
Batch# 666830 **DEEDWARR**
06/28/2021 01:59:34 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20210628-0087378

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl C. Zipperer and Jodi C. Zipperer	Same as new Owner	**015-00-0-103.00**
(NAME) **2795 Union Hill Road**	(NAME)	
(ADDRESS) **Joelton, TN, 37080**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jonathan C. Jordan, unmarried and Marion G. Reynolds, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl C. Zipperer and Jodi C. Zipperer, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being the northwesterly part of Tract No. 5 on the Map of the Subdivision of the Weaver-Harris et el. Lands, as of record in Plan Book 2, Page 183, in the Chancery Court for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, dated February 6, 1954, as follows:

Beginning at an iron pin on the southerly margin of Union Hill Road, as now located, said iron pin being South 03 deg. West 45.6 feet from the northeast corner of the part of Tract No. 4 on said plan conveyed to William Lord and wife, Mildred Lord by deed from P. C. Baxter and wife, of record in Book 1718, Page 630, in said Register's Office, said being also 45.6 feet southerly from a point in the Old Goodlettsville Pike; thence with a fence, the eastern boundary line of said Lord's property South 03 deg. West 388 feet to an iron pin set in fence line; thence South 87 deg. East 208 feet to another iron pin; thence North 03 deg. 420 feet to an iron pin in the southerly margin of said Union Hill Road, as now located; thence North 75 deg. 15' West 110 feet to an iron pin in said road; thence South 88 deg. 15' West 99 feet to another iron pin in said road, the northeast corner of said Lord property; thence with the eastern boundary line of the said Lord property South 03 deg. West 45.5 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Jonathan C. Jordan, unmarried man and Marion G. Reynolds, unmarried woman by Deed dated June 26, 2017 from Beverly Garrett and husband, Timothy S. Garrett, recorded July 10, 2017, in Instrument Number 20170710-0068816, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2795 Union Hill Road, Joelton, TN 37080**
(House Number) (Street) (City, State) (Zip)

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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **June, 2021**.

Jonathan C. Jordan

Marion G. Reynolds

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jonathan C. Jordan and Marion G. Reynolds**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **June, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY