NEW OWNER:
Zachary D. Wilborn
2043 Stokes Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-230

MAP & PARCEL
117-07-0M-018.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 667238 DEEDWARR
06/29/2021 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20210629-0087957

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Julia Bearden, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents do hereby transfer and convey unto **Zachary D. Wilborn, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2043, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Re-subdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, said Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Julia Bearden by Warranty Deed from Shirley Dobbins, unmarried of record in Instrument No. 20180307-0021486 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 07, 2018.

Being also known as 2043 Stokes Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23RD day of June, 2021.

Julia Bearden

STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Julia Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23RD day of June, 2021.

NOTARY PUBLIC

My commission expires:

TONYA RAMEY, NOTARY PUBLIC
MY COMM. EXP. 04-3-24
STATE OF OHIO

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The actual consideration or value, whichever is greater, for this transfer is $**310,000.00**.

Julia Bearden
AFFIANT

Sworn to and subscribed to before me this 23RD day of June, 2021.

Tonya Ramey
NOTARY PUBLIC

My commission expires: _____

TONYA RAMEY, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731