Karen Johnson Davidson County
Batch# 708102 DEEDWARR
09/01/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210901-0117601

SolomonParks File No. 21-000264-524

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2021.

Notary Public

My commission expires: 1/3/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
RITA MEDARD AND ORESTE MEDARD	BELL BANK	136-07-0-157.00
120 SAXON MIST DRIVE	3100 13TH AVENUE SOUTH	
NASHVILLE, TN 37217	FARGO, ND 58103	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert G. Ziegler and wife, Janice M. Ziegler

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rita Medard and Oreste Medard, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 284 on the Plat of Priest Lake Park, Section Five, as shown by survey and plat appearing of record in Book 4460, Pages 174, 175, & 176 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Said Lot No. 284 fronts 86.12 feet on the southeasterly margin of Saxon Mist Drive and extends back 142.62 feet on the northeasterly line and 130 feet on the southwesterly line, to a line on the rear on which is measures 125.45 feet.

Being the same property conveyed to Robert G. Ziegler and wife, Janice M. Ziegler by Warranty Deed from E. Clayton Owen and wife, Luellen R Owen of record in Book 11686, page 967,

Register's Office for Davidson County, Tennessee, and re-recorded in Book 11711, Page 682, said Register's Office.

This is improved property known as **120 Saxon Mist Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 the Grantor has hereunto executed this instrument on this the 30th day of August, 2021.

Robert G. Ziegler

Janice M. Ziegler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert G. Ziegler and Janice M. Ziegler, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of August, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000264-524

SP 11/2015

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2021.

Laura Hamann
(AFFIANT) – Laura Hamann

08/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of August, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY