Karen Johnson Davidson County
Batch# 738112 DEEDWARR
10/18/2021 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20211018-0139384

Return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Rd, Suite 220
Nashville, Tennessee 37215

SLTE#2166

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Zev Goering and wife, Mary Fulcher	(NEW OWNERS)	Map 072-13-0-
1619 Electric Avenue		Parcel 280.00
Nashville, TN 37206		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Leonardo Zollicoffer,** married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Zev Goering and Mary Fulcher**, husband and wife, **("**The "Grantees"**),** their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of the Reverend L.M. Ezell Subdivision of record in Book 1130, page 5, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leonardo Zollicoffer, unmarried by warranty deed dated June 24th, 1994 from David L. Williams and wife, Gabrielle K. Williams of record in Book 9394, page 442, said Register's Office.

This is not the personal, primary and/or marital residence of Grantor, spouse and/or dependents.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2022 Taxes, not yet due and payable.
2. Any and all matters appearing on the plan of record in Plat Book 1130, page 5, said Register's Office.

This is improved property commonly known as **817 Douglas Avenue, Nashville, TN 37206.**

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 14th day of October, 2021.

Robert L Scruggs 10-14-21

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14th day of October, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $287.000.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2021.

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary public:
My commission expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 14th day of October, 2021.

LEONARDO ZOLLICOFFER

[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 **LEONARDO ZOLLICOFFER**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of October, 2021.

Notary Public
My Commission Expires: 10/31/2022

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY