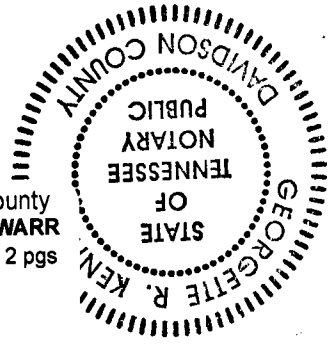
# WARRANTY DEED




Karen Johnson Davidson County
Batch# 740147 DEEDWARR
10/20/2021 10:57:11 AM 2 pgs
Fees: $13.00 Taxes: $1,628.56

20211020-0140732

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,150.00

JoAnn B Sisemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Marc A. Zola | Fairway Independent Mortgage | 128-12-0-A-085.00 CO |
| (NAME) | (NAME) | |
| 320 Old Hickory Blvd., Number 1707 | P.O. Box 117298 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Carrollton, TX 75011 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Janet Feulner and Richard Feulner, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc A. Zola and Utta H. Zola, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 85, Building 17 on the plan of Section 2, Phase 1B, Eagle Ridge at the Reserve, as shown on Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 16 to the Master Deed, of record in Instrument No. 20030108-0003689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Janet Feulner and Richard Feulner, husband and wife, by Warranty Deed from Phillip R. Christopherson, unmarried, dated May 6, 2019, of record in Instrument No. 20190509-0043355, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Number 1707, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

**This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown on plans of record in Book 7900, pages 896, 897 and 898; Instrument No. 20030106-0001894 and Instrument No. 20041019-0125465; All matters appearing on the plat of record in Instrument No. 20011011-0110875 and Instrument No. 20030108-0003689; All matters shown in Master Deed, Plans and By-Laws establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, Instrument No. 20020304-0026998, Instrument No. 20020313-0031652, Instrument No. 20020313-0031653, Instrument No. 20020313-0031656, Instrument No. 20020417-0047840, Instrument No. 20020524-0063777, Instrument No. 20020524-0063778, Instrument No. 20020524-0063779, Instrument No. 20020524-0063780, Instrument No. 20020530-0065658, Instrument No. 20030108-0003688, Instrument No. 20030108-0003689, Instrument No. 20030108-0003690, Instrument No. 20030108-0003691, Instrument No. 20030108-0003692, Instrument No. 20030108-0003693, Instrument No. 20030108-0003694, Instrument No. 20030108-0003695, Instrument No. 20030108-0003696, Instrument No. 20030108-0003697, Instrument No. 20030108-0003698, Instrument No. 20030108-0003699, Instrument No. 20040716-0084971, Instrument No. 20040716-0084972, Instrument No. 20040716-0084973, Instrument No. 20040716-0084975, Instrument No. 20040716-0084976, Instrument No. 20040716-0084977, Instrument No. 20040716-0084978, Instrument No. 20040716-0084979, Instrument No. 20040716-0084980, Instrument No. 20040716-0084981, Instrument No. 20040716-0084982, Instrument No. 20040716-0084983, Instrument No. 20040716-0084984, Instrument No. 20040716-0084985, Instrument No. 20040716-0084986, Instrument No. 20040716-0084987, Instrument No. 20040716-0084988, Instrument No. 20040716-0084989, Instrument No. 20040716-0084990, Instrument No. 20040716-0084991, Instrument No. 20040716-0084992, Instrument No. 20040716-0084993, Instrument No. 20051129-0143344, Instrument No. 20061207-0151635 and Instrument No. 20070102-0000519; Charter of Homeowners Association of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839; Declaration for Eagle Ridge at the Reserve of record in Instrument No. 20010116-0004521; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669; Easement for drainage facility of record in Book 8083, page 534; Drainage easement of record in Book 7861, page 559; Easements of record in Book 5074, page 945; Instrument No. 20000720-0071583, Instrument No. 20000915-0091869, Instrument No. 20001103-0109348 and Instrument No. 20050721-0084650; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 19th day of October, 2021.

Janet Feulner

Richard Feulner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janet Feulner and Richard Feulner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of October, 2021.

Notary Public
My Commission Expires: _____

File No.: 35173