Karen Johnson Davidson County
Batch# 769568 DEEDWARR
12/08/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20211208-0162479

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
William Sharber and
Haley C. Joyce
2053 Leeds Lane
Nashville, TN 37221

SEND TAX BILLS TO
New Owner

MAP/PARCEL
141-05-0A-535.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RACHEL C. ZOTTI AND CHRISTOPHER I. ZOTTI, WIFE AND HUSBAND** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **WILLIAM SHARBER AND HALEY C. JOYCE, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 535, as shown on the map entitled Avon dale Park Phase 3, Section 2, of record in Instrument No. 20151007-0102442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RACHEL C. ZOTTI AND CHRISTOPHER I. ZOTTI, WIFE AND HUSBAND, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20161229-0136739, dated December 27, 2016, said Register's Office.

This is improved property known as: 2053 Leeds Lane. Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTORS have hereunto set their hands as of this 3rd day of December, 2021.

RACHEL C. ZOTTI

CHRISTOPHER I. ZOTTI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared RACHEL C. ZOTTI AND CHRISTOPHER I. ZOTTI with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 3rd day of December, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$435,000.00.**

Affiant

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

Tennessee Certification of Electronic Document

I, Paul Soper. 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 12/3/21 (date of document).

Affiant Signature

December 3, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN