Karen Johnson Davidson County
Batch# 779046 DEEDWARR
12/22/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,689.05
20211222-0169522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John J. Hall and Andrea E. Zonn	John J. Hall and Andrea E. Zonn	042-01-0-047.00
(NAME)	(NAME)	
1023 Nesbitt Dr.	1023 Nesbitt Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Six Thousand Five Hundred And No/100 Dollars ($456,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK W. ST JOHN, TRUSTEE OF THE MARK ST JOHN REVOCABLE LIVING TRUST, DATED NOVEMBER 07, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN J. HALL, AN UNMARRIED MAN AND ANDREA E. ZONN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Lot(s) 49, as shown on the map entitled the Plan of Ozark Hills, of record in Book 3700, page 20, 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 MARK ST.JOHN, UNMARRIED, by deed from JUDITH ROZELL COVINGTON WILSON GREER, MARRIED, of record in Instrument No. 20100507-0035144, dated May 4, 2010, said Register's Office.

Being the same property conveyed to MARK W. ST. JOHN, TRUSTEE OF THE MARK W. ST JOHN REVOCABLE LIVING TRUST, DATED NOVEMBER 7, 2011, by quitclaim deed from MARK ST. JOHN, UNMARRIED, of record in Instrument No. 20111114-0088596, dated November 7, 2011, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1023 Nesbitt Dr., Nashville, TN 37207
(House No.) (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 made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 17 day of DECEMBER, 2021.

Mark W. St John Revocable Living Trust, dated November 07, 2011

BY: _____, TRUSTEE
Mark W. St John, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. St John, with whom I am pesronally aquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Mark W. St John Revocable Living Trust, dated November 07, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 17 of December, 2021.

_____
Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Dec. 17, 2021.

Affiant Signature

12/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/17/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY