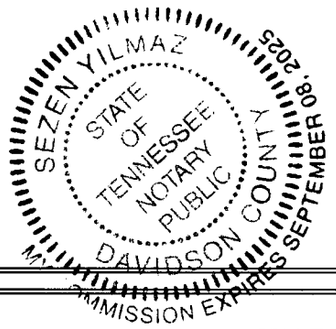
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2022. Notary Public My Commission Expire



Karen Johnson Davidson County
Batch# 828657 DEEDWARR
03/25/2022 11:37:40 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220325-0034781

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Wilson PO Box 58598 Nashville, TN 37205	New Owner	Tax Parcel ID No. 083 13 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emmanuel Zunz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Wilson**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Spring Park Subdivision of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmanuel Zunz, unmarried man, by Warranty Deed from Scott Eder Moffett, married, of record in Instrument No. 20161202-0126346, in the Register's Office of Davidson County, Tennessee, dated November 29, 2016 and recorded on December 2, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Spring Park Subdivision, as recorded in Plat Book 57, Page(s) 134.

This is improved property located at 111 S 13th Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2022.

Emmanuel Zunz by Nathan Powers, his Attorney in Fact

Emmanuel Zunz by Nathan Powers, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Emmanuel Zunz and that he is authorized by Emmanuel Zunz to execute this instrument on his behalf.

Witness my hand, at office, this 24th day of March, 2022.

Notary Public

My Commission Expires: _____

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025