Karen Johnson Davidson County
Batch# 835656 DEEDWARR
04/06/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220406-0039933

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Jacqueline Kutcher Zukowski 8231 Lenox Creekside Dr., C-8 Antioch, TN 37013	CapStar Bank 2002 Richard Jones Rd. Ste. A300 Nashville, TN 37215	181020A064.00CO

WARRANTY DEED

File 36939

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JERRY R. HART (erroneously referred to as JERRY H. HART in the prior vesting instrument) AND HEIDI L. HART, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JACQUELINE KUTCHER ZUKOWSKI, A SINGLE WOMAN** ("Grantee" herein), her 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 Unit No. C-8 of Building C as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said Unit being shown as part of Exhibits El, E2 and E3 of said Master Deed.

Being the same property conveyed to the Grantors herein by deed from AUTUMN HEALEY, A MARRIED WOMAN, of record in Instrument No. 20180521-0048396, dated May 17, 2018, said Register's Office.

This is improved property known as: 8231 Lenox Creekside Dr., C-8, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTORS do covenant with said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2022 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 30th day of March, 2022.

JERRY R. HART

HEIDI L. HART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JERRY R. HART AND HEIDI L. HART** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2022.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$250,000.00.**

Affiant

Sworn to and subscribed before me this 30 day of March, 2022.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

My Commission Expires:

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/30/22.

George E. Mudter, Jr.
Dated 3/30/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 3/30/22

My commission expires 10/2/2023

