Karen Johnson Davidson County
Batch# 844834 DEEDWARR
04/25/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,199.50
20220425-0047216

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,135,000.00 Affiant Subscribed and sworn to before me, this 14th day of April 2022. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Andrew Fuxa and Heather Marie Green Fuxa 3210 Long Blvd #302 Nashville, TN 37203	Send Tax Bills to: New Owner 11899 W. Ridgeview Dr. Davie, FL 33330	Tax Information: Tax Parcel ID No. 104-02-3K-302.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS SCOTT ZACH AND TAYYABA ATIYA ZACH, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDREW FUXA AND HEATHER MARIE GREEN FUXA, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 Unit No. 302 on the Plan of The Mezzo Lofts West End Condominiums having been established by the Declaration of Covenants, Conditions and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689, as amended in Instrument No. 20150902-0089581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Thomas Scott Zach and wife, Tayyaba Atiya Zach by Warranty Deed from Mezzo West End, LLC, of record in Instrument No. 20161028-0114331, Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 28, 2016, as corrected by Affidavit of Scrivener's Error recorded on February 15, 2017 in Instrument No. 20170215-0015648, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $870,000.00.)

This is improved property commonly known as: **3210 Long Blvd #302, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 14 day of April, 2022.

THOMAS SCOTT ZACH

TAYYABA ATIYA ZACH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS SCOTT ZACH AND TAYYABA ATIYA ZACH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of April 2022.

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03/03/2025

Certificate of Authenticity

I, Beth Cooper, 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 **April 14, 2022**.

Affiant Signature

April 14, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

14th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

