Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340200

Karen Johnson Davidson County
Batch# 844878 DEEDWARR
04/25/2022 11:49:25 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220425-0047277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2022.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessikah Hart and Christgen Jackson 2638 Barclay Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 083 16 0 003.00

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, **Elise Zimmerman, unmarried and Elizabeth Zimmerman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessikah Hart and Christgen Jackson, wife and husband,** ("Grantees"), its 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. 253, on the Plan of Section Three Addition One Fortland Park, of record in Book 3106, Page 88, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elise Zimmerman, an unmarried woman, Elizabeth Zimmerman, a married woman, as joint tenants, by Warranty Deed from Mathew Creekmore and Leigh Anne Creekmore, husband and wife, of record in instrument no. 20170712-0069980, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 12, 2017.

Elizabeth Zimmerman was erroneously referenced as married.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

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 Section Three Addition One Fortland Park, as recorded in Plat Book 3106, Page(s) 88; .

This is improved property located at 2638 Barclay Drive 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 21st day of April, 2022.

Elise Zimmerman

Elizabeth Zimmerman

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elise Zimmerman and Elizabeth Zimmerman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2022.

Kelly O. Jakpa
Notary Public
My Commission Expires: 03/10/2028

KELLY O. JAKPA
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 10, 2028