Karen Johnson Davidson County
Batch# 853715 DEEDWARR
05/11/2022 11:30:08 AM 2 pgs
Fees: $13.00 Taxes: $2,040.55
20220511-0053929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4568-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brandy R. White-Johnson and Fredolf G. Johnson	NEW OWNER	039-00-0-295.00
(NAME)	(NAME)	
4401 Stenberg Road		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-One Thousand Five Hundred And No/100 Dollars ($551,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALBERT MICHAEL ZABROSKI AND NICHOLE LEE ZABROSKI, HUSBAND AND WIFE, CO-TRUSTEES OF THE NAZ TRUST DATED APRIL 16, 2021, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDY R. WHITE-JOHNSON AND FREDOLF G. JOHNSON, WIFE AND HUSBAND, 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 described as follows:

Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36

minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to a iron pin set at the True Point of Beginning of this tract: Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an Iron Pin Set; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an Iron Pin Set; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to a Iron Pin Set in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an Iron Pin Set; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to a Iron Pin Set; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the True Point of Beginning of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, File No. 206608.

Being the same property conveyed to Albert Michael Zabroski and Nichole Lee Zabroski, husband and wife, Co-Trustees of the NAZ Trust dated April 16, 2021 by Quitclaim deed from Albert M. Zabroski and Nichole L. Zabroski, husband and wife of record in Instrument No. 20210505-0060316 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on May 05, 2021.

unimproved ☐
This is improved ☒ property, known as 4401 Stenberg Road, Whites Creek, TN 37189
(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 successors 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.

Witness our hands this 5 day of May, 2022.

NAZ Trust dated April 16, 2021

BY: Albert Michael Zabroski
Albert Michael Zabroski, Co-Trustee

BY: Nichole Lee Zabroski
Nichole Lee Zabroski, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Michael Zabroski and Nichole Lee Zabroski, husband and wife, Co-Trustees of the NAZ Trust dated April 16, 2021, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 5 day of May, 2022.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE