Karen Johnson Davidson County
Batch# 864410 DEEDWARR
05/27/2022 01:13:43 PM 2 pgs
Fees: $13.00 Taxes: $2,223.70

20220527-0061976

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$601,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. ZBINDEN & MARY ELIZABETH MAZZIOTTI	New owner	**072-09-0-105.00**
(NAME) **921 BURCHWOOD AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARIJEAN S. RUE AND BRIAN D. POLLOCK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. ZBINDEN, AN UNMARRIED MAN AND MARY ELIZABETH MAZZIOTTI, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Burchwood Place, Block No. 1, as of record in Plat Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael O. Stewart and Marijean S. Rue from Benjamin R. Booker, Sr., and wife, Nell H. Booker, by deed dated July 30, 2002, of record in Instrument No. 20020806-0094691, said Register's Office. Being further conveyed to Marijean S. Stewart from Michael O. Stewart, by Quitclaim Deed dated April 5, 2004, of record in Instrument No. 20040412-0041010, said Register's Office. Being further conveyed to Marijean S. Rue, unmarried, and Brian D. Pollock, unmarried, as joint tenants with right of survivorship from Candace Burnette, Trustee, by Quitclaim Deed dated November 19, 2004, of record in Instrument No. 20041202-0143554, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, Page 183; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **921 BURCHWOOD AVE., NASHVILLE, TN 37216**
(House Number) (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 heirs 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 25 day of May, 2022.

MARIJEAN S. RUE

BRIAN D. POLLOCK

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 **Marijean S. Rue and Brian D. Pollock, wife and husband,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of May, 2022.

My Commission expires: **March 3, 2026**

Notary Public

