Karen Johnson Davidson County
Batch# 868450 DEEDWARR
06/07/2022 01:35:21 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20220607-0065217

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2022. Notary Public My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel No.
Gavin M. Zimbro and Dana L. Zimbro	New Owner(s)	072-08-0-074.00
2114 Geneiva Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADRIEN MINH SAPORITI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAVIN M. ZIMBRO, A SINGLE MAN, AND DANA L. ZIMBRO, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 8 on the Plan of Geneiva Heights of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 48 feet on the southerly side of Geneiva Drive and runs back 177.78 feet on the westerly line and 150.39 feet on the easterly line to a dead line in the rear and measures 54 feet thereon.

Being the same property conveyed to Adrien Minh Saporiti by Warranty deed from Mary M. Heithcock of record in Instrument No. 20160330-0029855 Register's Office for Davidson County, Tennessee, dated March 20, 2016 and recorded on March 30, 2016.

Being also known as 2114 Geneiva Drive, Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2114 Geneiva Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-GBE-22114

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2022.

Adrien Minh Saporiti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrien Minh Saporiti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2022.

Notary Public

My Commission Expires: 3·3·25

