Karen Johnson Davidson County
Batch# 869013 DEEDWARR
06/09/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220609-0065829

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gateway Court, Suite 300
Franklin, TN 37067

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 31 day of May 2022.

Notary Public
My commission expires: 9-6-22

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Zangerle 3131 Wilmoth Rd Nashville, TN 37207	New Owner	050-14-0-215.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Solomon Smith and Elizabeth A.R. Smith, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Zangerle, an unmarried man, and Steve M. Zangerle, a married man, tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 374 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to C. Solomon Smith and Elizabeth A.R. Smith, husband and wife, by Warranty Deed from Ronald Keith Hirsch, Richard Allen Hirsch, Linda Vae Hirsch Martin, heirs at law under the Estate of Otto R. Hirsch, deceased, dated October 12, 2018 of record as Instrument No. 20181210-0119965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3131 Wilmoth Rd, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 31st day of May, 2022.

C. Solomon Smith

Elizabeth A.R. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. Solomon Smith and Elizabeth A.R. Smith,** the bargainor(s), 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 Franklin, Tennessee, this the 31st day of May, 2022.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2022047392

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-31-22.

Affiant Signature

6-2-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 2 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY