Karen Johnson Davidson County
Batch# 884273 DEEDWARR
07/05/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20220705-0077523

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62665
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Zielske Lauren Zielske 3309 Belmont Boulevard Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11708028000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melvin L. Ziegler and Lisa Ziegler, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Zielske and Lauren Zielske, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 & 8 Stokes Retreat, of record in Inst. No. 20090624-0028752, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Melvin L. Ziegler and wife, Lisa Ziegler, as Trustees of the Ziegler Family Trust by Warranty Deed from Nancy S. Hatch and husband, Coley C. Coleman, dated Aril 27, 2007 and recorded on May 10, 2007, of record in Inst. No. 20070510-0056357, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ziegler Family Trust by Warranty Deed from Debbie D. Simpler and husband, Steven H. Simpler, dated October 30, 2009 and recorded on November 2, 2009, of record in Inst. No. 20091102-0100947, Register's Office for Davidson County, Tennessee; By Quitclaim Deed dated June 21, 2013, recorded on June 28, 2013, of record in Inst. No. 20130628-0067015, said Register's Office, subject property was conveyed to Melvin L. Ziegler and Lisa Ziegler, husband and wife.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20090624-0028752, said Register's Office.

This is improved property, known as 3309 Belmont Boulevard, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of JUNE, 2022

Melvin L. Ziegler

Lisa Ziegler

State of New Mexico

County of Santa Fe

On this 28th day of June, 2022, before me the undersigned authority, personally appeared Melvin L. Ziegler and Lisa Ziegler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: July 19, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ALISHA DANIELE MORETTI
COMMISSION NUMBER 1134953
EXPIRATION DATE 07-19-2025

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Sworn and subscribed before me this 28 day of June, 2022.

Notary

My Commission Expires: 10/11/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on 6/28/2022.

Affiant Signature

7/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/5/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON