WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,175,000.00.

Affiant

Subscribed and sworn to me on July 25, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

JERRY M. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35771

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jack Erter, III. 71 Abingdon Court Brentwood, TN 37027	NEW OWNER	160-11-0A-009.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michele K. Ziglar, a single person**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jack Erter, III., an unmarried man,** hereinafter called **"GRANTEE,"** his 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. 9 on the Plan of Phase I, Hemmingwood Subdivision of record in Plat Book 6900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michele K. Ziglar, a single person by Warranty Deed from Clarice Collins, unmarried, of record on October 6, 2014 in Instrument No. 20141006-0092212 Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of William H. Ball as Attorney-In-Fact for Michele K. Ziglar, which Power of Attorney is recorded in Instrument No. ____202207260085241 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 893861 DEEDWARR
07/26/2022 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $4,347.50
20220726-0085242

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All matters shown on the Plan of record in Plat Book 6900, Page 6, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, page 540, 541 and 542, Book 6925, page 268 and page 269, Book 7269, page 387, Book 7474, page 205 and 206, Book 8762, page 173 and Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of record in Book 6704, Page 373 and Book 6936, Page 894, in the Register's Office for Davidson County, Tennessee.
5. Dedication of common area of record in Book 6962, Page 404, as re-recorded in Book 7207, Page 84, in the Register's Office for Davidson County, Tennessee.
6. Easements of record in Book 7310, Page 779 and Book 7372, Page 939, in the Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 6728, Page 672, in the Register's Office for Davidson County, Tennessee.
8. Subject to rights of others in and to the common areas and/or elements.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

71 Abingdon Court, Brentwood, TN 37027

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 25th day of July, 2022.

Michele K. Ziglar by W. H. Ball
As Attorney-in-Fact

Michele K. Ziglar by William H. Ball
As Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named William H. Ball with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Michele K. Ziglar and as her attorney-in-fact, executed the within instrument on their behalf for the purposes therein contained, having authority as to so act, as the free act and deed of the said Michele K. Ziglar.

Witness my hand and official seal on July 25, 2022.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/25/22 (date of document).

Jennifer L. Pennell

7/26/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

