Karen Johnson Davidson County
Batch# 902106 DEEDWARR
08/11/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220811-0091491

2022-0300

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2022

Notary Public

MY COMMISSION EXPIRES 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Zupancic Taylor Alexis Guidi Zupancic	New Owner	041-04-0 103.00
(NAME)	(NAME)	
4055 Marydale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Lee Paul,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Zupancic and wife, Taylor Alexis Guidi Zupancic and Thomas Zupancic, joint tenants with right of survivorship,** hereinafter called the GRANTEES, 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. 163 on the Plan of Dalemere Subdivision, Section 7 of record in Plat Book 3700, Page 123, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot 163 fronts 120.3 feet on the easterly side of Marydale Drive and runs back 394.05 feet on the northerly line and 410.8 feet on the southerly line to a line at the rear measuring 110.4 feet thereon.

Being the same property conveyed to William Lee Paul by deed of record in Instrument No. 20201210-0144560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 4055 Marydale Drive, Nashville, TN 37207
(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 my/our hands this 9th day of August, 2022.

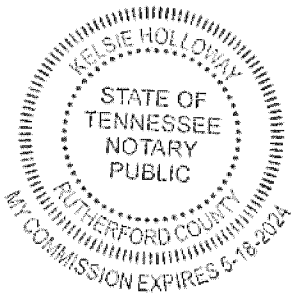
William Lee Paul

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William Lee Paul the bargainor(s), 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.

WITNESS my hand and seal this 9th day of August, 2022.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22667

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/9/22 (date of document).

Affiant Signature

8/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

