Karen Johnson Davidson County
Batch# 924036 DEEDWARR
09/30/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20220930-0108378

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $860,000.00 Affiant Subscribed and sworn to before me, this 30th day of September 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Sarah Zanotti 6001 Woodland Hills Dr. Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 172-02-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY R. TALBERT AND DARRELL B. TALBERT** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARAH ZANOTTI, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Myrtlewood Estates, Section One, of record in Plat Book 5200, Page 361 and amended in Book 6595, Page 243, 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 Darrell B. Talbert and Kimberly R. Talbert, husband and wife by Warranty Deed from Zachary Carter Lawson and Laney Runyon Lawson, husband and wife of record in Instrument No. 20200715-0077561, Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 15, 2020. (Value or consideration shown in aforementioned deed $691,250.00.).

This is improved property commonly known as: **6001 Woodland Hills Dr. Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of September, 2022.

KIMBERLY R. TALBERT

DARRELL B. TALBERT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY R. TALBERT AND DARRELL B. TALBERT,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of September, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 30, 2022**.

Affiant Signature

09/30/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **30th** day of **September**, 20**22**.

Notary Public

Notary's Seal:

