Karen Johnson Davidson County
Batch# 924604 DEEDWARR
10/03/2022 11:14:16 AM 2 pgs
Fees: $13.00 Taxes: $2,682.13
20221003-0108709

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942486**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $724,900.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Kristen Henriksen and Tyson Gach 1412 Shelby Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 13 0 541.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Damian Zendejas-Mummert, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyson Gach and Kristen Henriksen, husband and wife**, ("Grantees"), its 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. 1 on the Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One of record in Plat at Instrument No. 20131230-0130891, 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 Daniel Damian Zendejas-Mummert, an unmarried man, by Quitclaim Deed from Daniel Damian Zendejas-Mummert, an unmarried man and Gail R. Mummert, a married woman, as tenants in common, of record in Instrument No. 20220707-0078398, in the Register's Office of Davidson County, Tennessee, dated June 29, 2022 and Recorded on July 07, 2022.

Being the same property conveyed to Daniel Damian Zendejas-Mummert, an unmarried man, and Gail R. Mummert, a married woman, as tenants in common, by Warranty Deed from Giovanni Billings and Ashley Smith, husband and wife, of record in Instrument No. 20200401-0034955, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and Recorded on April 01, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One, as recorded in Instrument No. 20131230-0130891.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised plan of Shelby Village No. One, as recorded in Book 1835, Page 63.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130617-0061362.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 4010, Page 673.

Easement for Sewer, recorded in Instrument No. 20130429-0042445.

Easement for Sanitary Sewers And/or Storm Drainage Water Mains, Water Lines, Pumps and Appurtenances, recorded in Instrument No. 20150819-0083744.
Easement for Declaration of Utility Easement and Maintenance Agreement, recorded in Instrument No. 20150820-0084256.

This is improved property located at 1412 Shelby Avenue Nashville, TN 37206.

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 30th day of September, 2022.

Daniel Damian Zendejas-Mummert
By: SK, Attorney-in-Fact

Daniel Damian Zendejas-Mummert
By: Shira Kingrey, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel Damian Zendejas-Mummert and that she is authorized by Daniel Damian Zendejas-Mummert to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of September, 2022.

Notary Public

My Commission Expires: _____

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