Return to:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13678-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/2026

(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 933721 DEEDWARR
10/26/2022 09:33:53 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20221026-0115852

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Hill and Brooke McClanahan		
114 Honey Creek Lane	New Owner	161-13-0B-114.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kurt J. Zollner and wife, Kaylee B. Zollner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Hill, unmarried man and Brooke McClanahan, unmarried woman as joint tenants with rights 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:

Being Unit 114 on the Plan of Creekside of Brentwood, 2nd Amendment, as shown on Exhibit "C" of the Master Deed of record in Instrument # 20040702-0079260, of the Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kurt J. Zollner, a single man by Warranty deed from Patti R. Evans, unmarried of record in Instrument No. 20170201-0010552 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017. (Value of consideration shown in aforementioned deed $256,000.00.)

Being the same property conveyed to Kurt J. Zoller and wife, Kaylee B. Zollner by Quitclaim deed from Kurt J. Zollner, a single man of record in Instrument No. 20181226-0125142 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 26, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Said to Scrivener' s Affidavit recorded on February 01, 2019 in Instrument Number 20190201-0009820.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **114 Honey Creek Lane, Nashville, TN 37211**

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 our hands this the 25 day of October, 2022.

Kurt J. Zollner

Kaylee B. Zollner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kurt J. Zollner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of October, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kaylee B. Zollner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of October, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY