Karen Johnson Davidson County
Batch# 941070 DEEDWARR
11/14/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221114-0121445

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Derek Miller	SIRVA Mortgage, Inc.	064-13-0A-035.00
704 Jayme Rhae Ln	6200 Oak Tree Blvd. Ste. 300	
Old Hickory, TN 37138-4222	Independence, OH 44131	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Darrin Samuel Zachocki, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Derek Miller, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plan of The Villages at Southfork of record in Plat Book 6900, Page 482, 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 Ave M. Zachocki, unmarried and Cassandra M. Frassinone, married, joint tenants with right of survivorship by Quitclaim deed from Ave M. Zachocki, unmarried of record in Instrument No. 20111012-0079360 Register's Office for Davidson County, Tennessee, dated October 10, 2011 and recorded on October 12, 2011. Ave M. Zachocki having since died on February 29, 2020.

Being the same property conveyed to Darrin Samuel Zachocki, married by Warranty deed from Cassandra M. Frassinone, married of record in Instrument No. 20210607-0076074 Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on June 7, 2021. Spouse of said Darrin Samuel Zachocki never resided in said property and does not hold any marital interest.

This is improved property known as **704 Jayme Rhae Ln, Old Hickory, TN 37138-4222.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of November, 2022.

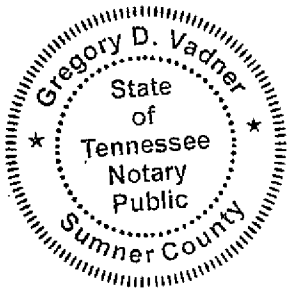
Darrin Samuel Zachocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Darrin Samuel Zachocki, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of November, 2022.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 22-001048-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/10/22 (date of document).

Affiant Signature

11/14/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of Nov., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County