Karen Johnson Davidson County
Batch# 949743 DEEDWARR
12/09/2022 09:18:12 AM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20221209-0128214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2022.

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Russell Ziecker and Heide Ziecker	Russell Ziecker and Heide Ziecker	146 16 0 031.00
(NAME)	(NAME)	
5112 Wilmar Drive	5112 Wilmar Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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 GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife, as to an undivided 50% interest and Steven Robert Duffy, married, as to an undivided 50% interest,** hereinafter called the GRANTOR(S), has/have bargained and **sold, and by these presents do transfer and convey unto Russell Scott Ziecker and Heide Lindsey Ziecker, as Co-Trustees of The Russell and Heide Ziecker Trust,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brentwood Hall, Section IV, of record in Plat Book 2083, Page 90, 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 Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife, as to an undivided 50% interest and Steven Robert Duffy, married, as to an undivided 50% interest, by Quit Claim Deed from Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife, of record in Instrument No. 20210826-0115446, in the Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 26, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 475 Hogan Road, Nashville, TN 37220
(House No.) (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.

Effective the 7th day of December, 2022.

Steven Andrew Duffy

Wendy Kubly Duffy

Steven Robert Duffy by Steven Andrew Duffy, his Attorney-in-Fact
Steven Robert Duffy by Steven Andrew Duffy, his Attorney-in-Fact

STATE OF TENNESSE
COUNTY OF Williamson

On this 7th day of December, 20 22, before me personally appeared Steven Andrew Duffy and Wendy Kubly Duffy to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven Andrew Duffy, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Steven Robert Duffy for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Steven Robert Duffy, and is authorized by Steven Robert Duffy to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of March, 2022.

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027