This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19402-DJ

Karen Johnson Davidson County
Batch# 954976 DEEDWARR
12/27/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221227-0132578

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the ~~12th~~ 22nd day of December, 2022.

Notary Public
My Commission Expires: 3/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Emily Zimmer and Veronica Sanchez<br>729 Tahlena Avenue<br>Madison, TN 37115 | United Community Bank<br>PO Box 670<br>Blairsville, GA 30514 | 096-11-0A-027-00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **Robert Gillen as the sole heir at law of Matthew Robert Gillen**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Zimmer and Veronica Sanchez, Tenants in Common with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 19, Final Plat, Block "E", Crittenden Estates Subdivision, according to survey and plat of same appearing of record in Book 974, page 69, in the Register's Office for 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 Matthew Robert Gillen by Warranty Deed from Thomas A. Stueck and wife, Gennifer D. Stueck and Judith A. Weick, an unmarried person, dated November 5, 2008, recorded November 7, 2008, of record in Instrument No. 20081107-0110857, Register's Office for Davidson County, Tennessee. The said Matthew Robert Gillen having since died testate on August 22, 2022. The Last Will and Testament has not been admitted to Probate, nor will it. Furthermore, said Last Will and Testament does not name any devisees. Robert Gillen executes this instrument as the sole heir at law of Matthew Robert Gillen according to Affidavit of Heirship of record in Instrument No. _20221270132577_____, said Register's Office.

**NOTE: With this conveyance, legal description is being corrected as to Block No. due to Scrivener's Error in previous deed.

This is ☐ improved or ☐ unimproved property located at: **333 Hickory Street, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 8th day of December, 2022.

GRANTOR:

Robert Gillen

Robert Gillen

STATE OF OHIO
COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Gillen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2022.

LINDA R. MCBEE - NOTARY PUBLIC
COMM EXP: SEP 6, 2024
STATE OF OHIO

Linda R. McBee

Notary Public
My Commission expires: 09-06-2024



202212270132578

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/22/2022 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 12/22/2022

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 22 **day of** December **,** 2022**.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM