Karen Johnson Davidson County
Batch# 972694 DEEDWARR
02/21/2023 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20230221-0012151

Name and Address of New Owner:
Lori A. Nesbitt
2009 Overby Road, Nashville, TN 37207

Send Tax Bills To:
Lori A. Nesbitt
107 Mayberry Ct., Franklin, TN 37064

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 071 08 0 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tonya Zuckerman, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lori A. Nesbitt, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 207 and the Southerly 5 feet of Lot No. 208 of Section One, Joywood Heights, of record in Book 1130, Pages 91-92, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description thereof.

Further, being the same property conveyed to Tonya Zuckerman, unmarried, by Quitclaim Deed from PITA, a Tennessee series limited liability company, Series No. 12-01, of record in Instrument No. 202302210012150n the Register's Office of Davidson County, Tennessee, dated _____, 2023 and recorded _____, 2023.

Being the same property conveyed to PITA, a Tennessee series limited liability company, Series No. 12-01, by Quitclaim Deed from Tonya Zuckerman, married, of record in Instrument No. 20130919-0098984, in the Register's Office of Davidson County, Tennessee, dated September 12, 2013 and recorded on September 19, 2013.

Being a part of the same property conveyed to Tonya Zuckerman, by Quitclaim Deed from Steven M. Zuckerman and wife, Tonya Zuckerman, of record in Instrument No. 20080819-0085291, in the Register's Office of Davidson County, Tennessee, dated August 12, 2008 and recorded on August 19, 2008. Also see Scrivener's Affidavit recorded in Instrument No. 20080829-0089140.

Being the same property conveyed to Tonya Zuckerman, a married person, by Warranty Deed from Stephen H. Roberts, a married person, of record in Instrument No. 20060406-0039953, in the Register's Office of Davidson County, Tennessee, dated March 31, 2006 and recorded on April 06, 2006.

This improved property known as 2009 Overby Road, Nashville, TN 37207

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of February, 2023.

Tonya Zuckerman (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Tonya Zuckerman, 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's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of February, 2023.

Notary Public
My commission expires:
File No. 2023-5675-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 2.17.2023 (date of document).

Affiant Signature

2.17.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17th day of FEBRUARY, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25