Karen Johnson Davidson County
Batch# 975449 DEEDWARR
03/01/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,120.73
20230301-0014408

When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-20392-KS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,900.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2023.

Notary Public
My Commission Expires: 7/4/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derek Ryan Pyle 1321 Havenbrook Drive Nashville, TN 37207	Derek Ryan Pyle 1321 Havenbrook Drive Nashville, TN 37207	050-02-0B-254-00

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, we,

Michael Zgoda, a married man, and Mason Paige Zgoda, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Derek Ryan Pyle, a single person, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 254 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Andrew Zgoda, married and Mason Paige Zgoda, married, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record as Instrument No. 20190612-0056234 in the Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 12, 2019.

This is improved property located at: **1321 Havenbrook Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 24th day of February, 2023.

GRANTOR:

Michael Zgoda

Mason Zgoda

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Zgoda and Mason Zgoda, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2023.

GEORGE W BURNS
Notary Public - Arizona
Maricopa County
Commission # 573895
My Comm. Expires Jan 8, 2024

George W. Burns
Notary Public
My Commission expires: JAN. 8, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 24, 2023**.

Date

Affiant Signature

February 24, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **1** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023
Date

Notary's Seal (if on paper)

