Karen Johnson Davidson County
Batch# 988560 DEEDWARR
04/05/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230405-0024659

# WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
**$395,000.00**

Affiant

Subscribed and sworn to before me this 29th day of March 2023.

Notary Public
My Commission expires: 12-17-24
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| **Troy Howard Zanko** | **Troy Howard Zanko** | **026-02-0-022.00** |
| **501 Hanover Court** | **501 Hanover Court** | |
| **Goodlettsville, TN 37072** | **Goodlettsville, TN 37072** | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**Charlotte E. Snider**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Troy Howard Zanko**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**Parcel 026-02-0-022.00**

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Windsor Green, Phase 2, Section 3, as of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Charlotte E. Snider by deed from Theron F. Hicks and Lucy M. Hicks, husband and wife, dated April 15, 2013 and recorded on April 17, 2013 in Instrument Number 20130417-0038218, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 501 Hanover Court, Goodlettsville, TN 37072.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

**WITNESS** our hand(s) this 29th day of March, 2023.

Charlotte E. Snider by Kevin Snider, Attorney-in-Fact

**STATE OF TENNESSEE** )
**COUNTY OF** Shelby )

Before me, a Notary Public in and for said County and State, Charlotte E. Snider by Kevin Snider, Attorney-in-Fact, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 29th day of March, 2023.

Lindsey Wilson
Notary Public
My commission expires 05/18/2025

LINDSEY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-18-2025

**Tennessee Certification of Electronic Document**

I, James W. Cobb, 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 3/31/2022 (date ~~of~~ document).

Affiant Signature

4/4/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

