STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $288,200.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public
My commission expires:
5-21-2024

JUSTIN MOONEYHAM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Peter Zavatchen **Christina Zavatchen**	Wells Fargo Bank NA	108-16-0-082.00
1304 Island View Ct	800 Walnut St	
Nashville, TN 37214	Des Moines, IA 50309-5004	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David A. Hoon and Kathryn M. Hoon FKA Kathryn M. Wenner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina Zavatchen and Daniel Peter Zavatchen, wife and husband.

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 32 A, First Revision, Zone Lot Division of Lot 32, Lakeview Hills, Section 3, of record in Plat Book 5190, Page 728 and amended in Book 8250, Page 743, Register's Office for Davidson County, Tennessee, to whcih plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David A. Hoon and Kathryn M. Wenner, by Warranty Deed from William J. Patterson and wife, Pamela C. Pattesron, dated July 11, 2006, of record in Instrument No. 20060713-0084509, Register's Office for Davidson County, Tennessee. Oath is made that Kathryn M. Wenner is now known as and is one and the same person as Kathryn Hoon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch# 995338 DEEDWARR
04/24/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,066.34
20230424-0029900

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved (_____) property known as 1304 Island View Ct, Nashville, TN 37214.

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 in 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.

David A. Hoon Date: 04-10-2023
David A. Hoon

Kathryn M. Hoon FKA Kathryn M. Wenner Date: 04-10-2023
Kathryn M. Hoon FKA Kathryn M. Wenner

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, David A. Hoon and Kathryn M. Hoon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2023.

Irene A. Wade
NOTARY PUBLIC

My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/10/2023.

Affiant Signature

04/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY