WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-KA-2174-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 997219 DEEDWARR
04/27/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20230427-0031181

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melanie Penn	**Same as New Owner**	
(NAME)	(NAME)	
2174 Golf Club Lane		**117-07-0A-174.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDRES ZAMORA AND MARIA V. ZAMORA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELANIE PENN, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 174 on the Plan of Gloucester Square of record in Plat Book 4460, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andres Zamora and Maria V. Zamora, husband and wife by Warranty Deed from Ford Scudder, married, of record in Instrument No. 20160314-0024196 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 14, 2016.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record in Plat Book 4460, Page 50, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 4548, Page 217 as amended in Book 5915, Page 274, in the Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Gloucester Square, Parcel 176 of record in Book 4791, Page 399, Register's Office for Davidson County, Tennessee.
* Amended and Restated By-Laws of record in Instrument Number 20110412-0028197 and Instrument Number 20110412-0028198, as amended in Instrument Number 20110517-0037597 and further amended in Instrument Number 20120626-0055964 and Instrument Number 20150414-0032622 , in the Register's Office for Davidson County, Tennessee.
* Charter of Gloucester Square Cooperative Corporation of record in Book 4548, Page 729, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2174 Golf Club Lane, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 27th day of April, 2023.

Andres Zamora

Maria V. Zamora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2023, before me personally appeared Andres Zamora, 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 27th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2023, before me personally appeared Maria V. Zamora, 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 27th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 27th day of April, 2023.

Affiant Signature
Date 04/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 