Karen Johnson Davidson County
Batch# 1001553 DEEDWARR
05/10/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $8,769.00
20230510-0034787

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2023

Notary Public

Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rena Frackt and Yaron Zimmerman, Trustees of The Zimmerman Frackt Living Trust 3003 Hobbs Road Unit B Nashville, TN 37215	Rena Frackt & Yaron Zimmerman, Trustees of ~~the Zimmerman Frackt~~ Living Trust 3003 Hobbs Rd, unit B Nashville, TN 37215	131-01-1E-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Monti A. Ossenfort and Shannon B. Ossenfort, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yaron Zimmerman and Rena Lori Frackt, Trustees of The Zimmerman-Frackt Living Trust, dated 5/16/2016 as amended and restated 6/2/2020

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 Unit B established by the Declaration of Covenants, Conditions and Restrictions for 3003 Hobbs Drive Commons, a Horizontal Property Regime with Private Elements of record as Instrument Number 20190618-0058794, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners. As corrected by Scrivener's Affidavit of record in Instrument Number 20200618-0063985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monti A. Ossenfort and Shannon B. Ossenfort, husband and wife by Warranty Deed from Nashville Construction Company Inc., a Tennessee Corporation of record in Instrument No. 20200630-0070577, Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 30, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3003 Hobbs Road, Unit B, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 5th day of May, 2023.

Monti A. Ossenfort

Shannon B. Ossenfort

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2023, before me personally appeared Monti A Ossenfort and Shannon B Ossenfort, 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 5th day of May, 2023.

Notary Signature
My commission expires: 5-2223

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/5/2023 (date of document).

Affiant Signature

5/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

