Karen Johnson Davidson County
Batch# 1002404 DEEDWARR
05/11/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230511-0035316

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444324**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 9, 2025

WARRANTY DEED

Address New Owner: Philip D. Carr and Jeffrey W. Revlett 133 McCall Street Nashville TN 37211	Send Tax Bills To: Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	Tax Information: Tax Parcel ID No. 133 07 0 106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Zierhoffer, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip D. Carr, a single man and Jeffrey W. Revlett, a single man, as tenants in common with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Glencoe Acres, Section I, of record in Book 1835, Page(s) 137 and 138, 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 Sarah Zierhoffer, as Trustee of the Sarah Zierhoffer 2020 Irrevocable Trust Dated October 23, 2020, by Warranty Deed from Paul F. Sunderhaus and Heidi R. Sunderhaus, of record in Instrument No. 20201130-0138995, in the Register's Office of Davidson County, Tennessee, dated November 02, 2020 and recorded on November 30, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glencoe Acres, Section I, as recorded in Book 1835, Page(s) 137 and 138.

Covenants, Conditions and Restrictions as set forth in Building Restriction recorded in Book 1788, Page 495.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534 and as Amended in Book 2105, Page 633.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 9240, Page 852.

Easement for Utilities, recorded in Book 2099, Page 408 and Book 2392, Page 243.

This is improved property located at 133 McCall Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of May, 2023.

Trustee

Sarah Zierhoffer, Trustee of the Sarah Zierhoffer 2020 Irrevocable Trust

STATE OF CONNECTICUT
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Zierhoffer, Trustee of the Sarah Zierhoffer 2020 Irrevocable Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/10/23 (date of document).

Affiant Signature

5/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

