THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-02-442
Parcel ID: 145 07 0 026.00

Karen Johnson Davidson County
Batch# 1010913 DEEDWARR
06/02/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230602-0042011

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jeffrey A. Zacharski and Katherine Charlotte-Elizabeth Cardin 1205 Saxon Drive Nashville, TN 37215	New Owner	Map/Parcel 145 07 0 026.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen Larry Allen, a married man, and August Allen, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jeffrey A. Zacharski and Katherine Charlotte-Elizabeth Cardin, husband and wife,,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1205 Saxon Drive, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillmont Estates, Section One, as of record in Book 3700, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 320.0 feet on the Westerly side of Granny White Pike and runs back 450.0 feet on the Northeasterly line and 474.1 feet on the Southwesterly line to a line in the rear which measures 81.1 feet thereon.

Being the same property conveyed to Steve Allen and wife, Linda Allen, by Warranty Deed from Michael C. Brandon and wife, Angela W. Brandon, of record in Book 8568, Page 948, in the Register's Office of Davidson County, Tennessee, dated March 03, 1992 and recorded on March 06, 1992.

Being the same property conveyed to Steve Allen and Linda Allen, by Quitclaim Deed from Michael D. Sontag in order to create a tenancy-in-common, and also conveyed to Steve Allen and wife, Linda Allen, as tenants-in-common, of record in Book 9824, Page 409, in the Register's Office of Davidson County, Tennessee, dated October 09, 1995 and recorded on October 11, 1995. The said Linda Allen having since died on June 15, 2013.

Being the same property conveyed to Stephen Larry Allen, Unmarried and August Allen, Unmarried, by Quitclaim Deed from Steve Allen, of record in Instrument No. 20180419-0036955, in the Register's Office of Davidson County, Tennessee, dated April 13, 2018 and recorded on April 19, 2018.

Conveyed herewith is a perpetual driveway easement of record in Book 4499, Page 218, said Register's Office. This conveyance is subject to a covenant set out in the prior conveyance of record in Book 4471, Page 177, said Register's Office, providing that "Grantees covenant to pay one-fifth of the maintenance and upkeep of said driveway and easement and all parts thereof. This covenant runs with the land and to secure the performance thereof, a lien is retained in favor of Grantors and/or its assigns".

Michelle Cox, spouse of Stephen Larry Allen, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of June, 2023.

Stephen Larry Allen

Michelle Cox

August Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2023, before me personally appeared Stephen Larry Allen, Michelle Cox and August Allen, 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 1st day of June, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,100,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of June, 2023.

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 June 1, 2023.

Date

Holly Ray

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2023.

Notary's Signature

My Commission Expires: 05. 21. 2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202306020042011