THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544470**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $431,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2023. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1011750 DEEDWARR 06/06/2023 11:24:30 AM 3 pgs Fees: $18.00 Taxes: $1,594.70 20230606-0042882	

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner: Seth Zimmerman 1401 Winthorne Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 120-09-0-108.00

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, **Judy M. Jackson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Zimmerman**, ("Grantees"), his 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. 5A72 on the Map of Glengarry Park Subdivision, Section 5A, of record in Book 3300, page 58, Register's Office, Davidson County, Tennessee.

Said Lot No. 5A72 fronts 92 feet on the west side of Winthorne Drive (formerly Finley Drive) and runs back between lines, 208.1 feet on the northerly side and 212.3 feet on the southerly side to a line in the rear on which it measures 92.2 feet thereon.

Being the same property conveyed to Harold L. Jackson et ux Judy M. Jackson by Warranty deed from Norman Goodner Anderson et ux Mildred S. Anderson of record in Book 5083, page 600, Register's Office for Davidson County, Tennessee, dated October 29, 1976 and recorded on November 01, 1976. Harold L. Jackson now being deceased on January 16, 2015 in Davidson County, Tennessee leaving Judy M. Jackson as surviving spouse.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Judy M. Jackson, which Power of Attorney is recorded in Instrument Number _202306060042880_____, said Register's Office.

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.

Taxes for the year 2023, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property located at 1401 Winthorne Drive Nashville TN 37217

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 31st day of May, 2023.

Judy M. Jackson by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact Judy M. Jackson and that she is authorized by Judy M. Jackson to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/31/23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

6/5/23

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024