This instrument prepared by and return to:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21026-DJ

Karen Johnson Davidson County
Batch# 1019412 DEEDWARR
06/27/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20230627-0048780

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

_ Affiant

Subscribed and sworn to before me, this the 20th day of June, 2023.

_ Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michaela R. Ziparo 524 Chandler Place Hermitage, TN 37076	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	086-06-0A-524-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Regina A. Roberts, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michaela R. Ziparo , an unmarried woman**, hereinafter called the Grantee(s), 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 Lot No. Unit No. 524 on the Plan of Condominium Site of Steeplechase Condominiums of record in Book 6816, Page 483, as amended in Book 7390, Page 1, 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 all of the property conveyed to Regina A. Roberts, a single woman, by deed from Dina C. Miller, unmarried and Kellie C. Seboa, unmarried, of record in Instrument No. 20160310-0022989, Register's Office for Davidson County, Tennessee, dated March 9, 2016 and recorded on March 10, 2016.

This is ☒ improved or ☐ unimproved property located at: **524 Chandler Place, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Regina A. Roberts being one in the same as Regina Roberts

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2023.

GRANTOR:

Regina A. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Regina A. Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2023.

Notary Public
My Commission expires: 11/4/24

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 6/20/23.

Date

Celia Stewart-Rouse

Affiant Signature

6/20/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of June, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY