Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KL-NM-23-3016

Karen Johnson Davidson County
Batch# 1021719 DEEDWARR
06/30/2023 03 07 18 PM 2 pgs
Fees $13 00 Taxes $1,204 35

20230630-0050335

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Natalie Marceta and Phillip Marceta	New owners	070-02-0-055 00
(NAME)	(NAME)	
3016 Stokers Lane	1115 57th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul M. Ziady, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Natalie Marceta and Philipp Marceta, wife and husband,** 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 Estes

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of Section One Shawnwood of record in Plat Book 5190, Page 737, 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 Paul M Ziady, married by deed December 31, 2022 from Synergy Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No 20230105-0000757, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Synergy Holdings, LLC, a Tennessee Limited Liability Company by deed dated May 19, 2021 from Joseph Claybon and Barbara Claybon, husband and wife of record in Instrument No 20210520-0068424, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3016 Stokers Lane, Nashville, TN 37218
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness my/our hands this 27th day of June, 2023

Paul M. Ziady by I Dyke Tatum, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of June, 2023, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me I Dyke Tatum with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Paul M Ziady as Attorney-In-Fact, as his free act and deed

Witness my hand and official seal this 27th day of June, 2023

Notary Public Theresa L. Smith

My Commission Expires 9/7/2026

File No 23-Marceta

