WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030366 DEEDWARR
07/25/2023 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20230725-0057370

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00.

Thomas Mayhugh
Affiant

Subscribed and sworn to me on 07/24/23.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas Mayhugh 214 Mockingbird Rd. Nashville, TN 37205	Synovus Bank 800 Shades Creek Parkway Birmingham, AL 35209	103 12 0 160.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward J. Zinkiewicz and wife, Crystal A. Zinkiewicz, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas Mayhugh, a married man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 10 on the south 37.50 feet front and 20.00 feet rear of Lot No. 11 of Block "D" on the Map of Cherokee Park, as of record in Book 547, pages 169 and 170.
>
> Said lot and part of said lot adjoin and front together 112.50 feet on the easterly side of Mockingbird Road and runs back 211.58 feet on the southerly line of Lot No. 10 and 185.60 feet more or less, on the north line of part of Lot No. 11, to a dead line in the rear on which it measures 60.00 feet.
>
> Being the same property conveyed to Edward J. Zinkiewicz and wife, Crystal A. Zinkiewicz, by Warranty Deed from Leslie B. Enoch, II and wife, Ann P. Enoch, dated May 16th, 1977 and recorded May 17th, 1977, of record in Book 5148, Page 278, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 214 Mockingbird Rd., Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 07/24/23.

Edward J. Zinkiewicz

Crystal A. Zinkiewicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/24/23, before me personally appeared Edward J. Zinkiewicz and Crystal A. Zinkiewicz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/24/23.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 24, 2023.

Signature 07/24/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 24th day of July, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY