THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
20230803-0060183

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Zralek Jamaica Zralek 1705 Bonner Avenue Nashville, TN 37215	Same	131-3-114.00

KNOW ALL MEN BY THESE PRESENTS that STEPHEN ZRALEK AND JAMAICA ZRALEK, husband and wife, hereinafter "Grantors", hereby transfer and convey unto STEPHEN ZRALEK, as to a 50% tenant in common interest, and JAMAICA ZRALEK, as to a 50% tenant in common interest, hereinafter "Grantees", all of Grantors' right, title, and interest in that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35, GREEN HILLS SUBDIVISION NO. 2, as shown on plat of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Stephen Zralek and Jamaica Zralek, of record under Instrument No. 20151026-0108450, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 1705 Bonner Avenue, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 28 day of July, 2023.

GRANTORS:

STEPHEN ZRALEK

JAMAICA ZRALEK

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared STEPHEN ZRALEK and JAMAICA ZRALEK, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 28 day of July, 2022.

Notary Public

My Commission Expires: 05/03/2027

TAYLOR WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 3, 2027

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C)(i). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, BENJAMIN K LANCASTER, 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 July 28, 2023 (date of document).

By: _____
Affiant Signature

8/3/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Sworn to and subscribed before me this 3 day of August, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.