THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444410** Karen Johnson Davidson County Batch# 1039239 DEEDWARR 08/16/2023 02:23:30 PM 3 pgs Fees: $18.00 Taxes: $2,349.13 20230816-0063966	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $634,900.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires:

MICHAEL FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner: Joseph Robert Zakowski 2407B 14th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 03 1W 001.00

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, **Richard C. Pendergrast** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Robert Zakowski, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2407 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2407 14th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20210507-0061650, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Richard C. Pendergrast, by Warranty Deed from Carolyn Armstrong Jennings, single, of record in Instrument No. 20210202-0015023, in the Register's Office of Davidson County, Tennessee, dated January 28, 2021 and recorded on February 2, 2021.

Being the same property erroneously conveyed to Adam James Visbeen by Warranty Deed of record in Instrument No. 20220729-0086374, Register's Office of Davidson County, TN and subject to those matters expressly stated in said deed. See Deed of Correction of record in Instrument No. 20230816-0061925, Register's Office of Davidson County, Tennessee. Subject property is not the primary, marital residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverview Gardens, as recorded in Book 3600, Page 46.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210507-0061650.

This is improved property located at 2407B 14th Avenue North Nashville, TN 37208.

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 15th day of August, 2023.

Richard C. Pendergrast

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Pendergrast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-16-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-16-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM