Name and Address of New Owner:
Blake Storey
609B Waco Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1042021 DEEDWARR
08/24/2023 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20230824-0066135

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-05-0J-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven F. Zimmer and Madalyn M. Zimmer, husband and wife and Timothy E. Jenkins and Kimberly A. Jenkins, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blake Storey,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 609 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160713-0071572, 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 Steven F. Zimmer and Madalyn M. Zimmer, husband and wife, and Timothy E. Jenkins and Kimberly A. Jenkins, husband and wife, by Warranty Deed from Curtis M. Groves, married, of record in Instrument No. 20180105-0001831 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2023.

_____(SEAL)
Madalyn M. Zimmer

_____(SEAL)
Steven F. Zimmer

_____(SEAL)
Timothy E. Jenkins

_____(SEAL)
Kimberly A. Jenkins

STATE OF Massachusetts

COUNTY OF Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven F. Zimmer, Timothy E. Jenkins, and Kimberly A. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2023.

Notary Public Shannan Reis
My commission expires: 6/5/26

SHANNAN LEE REIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 5, 2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2023.

Madalyn M. Zimmer (SEAL)

STATE OF Massachusetts

COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Madalyn M. Zimmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2023.

Notary Public
My commission expires 8/29/25

Carolyn Lynch
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
8/29/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22 day of August, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. GNT-23-2937

Certificate of Authenticity

I, Joshua A. Terry, 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 8/17/2023.

Affiant Signature – Joshua A. Terry

8/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27