THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1048484 DEEDWARR
09/11/2023 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230911-0071077

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

/ Margaret B Zibart

Margaret Boyd Zibart, as Trustee, Affiant

Subscribed and sworn to before me,
this 11th day of September, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 05-06-2025

Notary Public
My Commission Expires: 5/6/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Alan Zibart and Margaret Boyd Zibart, Co-Trustees of the Margaret and Michael Zibart Revocable Trust 1121 Stonewall Drive Nashville, TN 37220	Michael Alan Zibart and Margaret Boyd Zibart, Co-Trustees of the Margaret and Michael Zibart Revocable Trust 1121 Stonewall Drive Nashville, TN 37220	131 16 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **MICHAEL A. ZIBART and wife, MARGARET ZIBART** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL ALAN ZIBART and MARGARET BOYD ZIBART, as Co-Trustees of the MARGARET AND MICHAEL ZIBART REVOCABLE TRUST administered under agreement dated September 11, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND lying in the 7th, formerly 11th, Civil District of Davidson County, and being Lot No. 1 and the westerly part of Lot No. 10, of Block "A", on the Map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, not of record, and described according to a survey made May 1, 1941 by Blanchard & Parrian, Engineers, as follows:

Beginning at a point in the easterly margin of Sewanee Road and running thence northeasterly around a curve to Sugar Tree Road; thence with the southerly margin of Sugar Tree Road North 45° 20' east 73.6 feet; thence northeasterly 188.3 feet to the corner of said Lot No. 10 and continuing easterly with the southerly margin of Sugar Tree Road 117.9 feet; thence southeasterly 300 feet more or less to Lot No. 2 on the Map of said First Addition; thence South 87° 55' west with the line between said Lot No. 2 and Lot Nos. 1 and 10, 271 feet to Sewanee Road; thence northwesterly with the easterly margin of said Sewanee Road 150.4 feet to the beginning, containing 2.1 acres, more or less.

Being the same property conveyed by First American Bank of Nashville, N.A.to Michael A. Zibart and wife, Margaret Zibart, by Installment Deed dated April 19, 1983, recorded in Book 6040, page 755, Register's Office for Davidson County, Tennessee. A subsequent Release of Vendor's Lien from First American Bank of Nashville, N.A. was recorded June 23, 1986 in Book 6897, page 385, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1121 Stonewall Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

SIGNED this the 11th day of September, 2023.

Michael A. Zibart

MICHAEL A. ZIBART

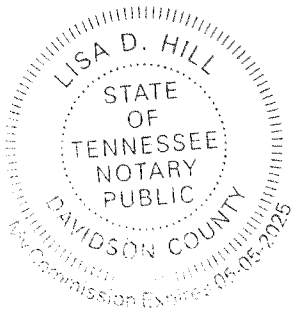
Margaret B Zibart

MARGARET ZIBART

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL A. ZIBART** and **MARGARET ZIBART**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of September, 2023.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 Sept. 11, 2023.

9-11-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of September, 2023.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025