Name and Address of New Owner:
Connor Robert Lafayette and Shannon Delanie Carson
5301 Indiana Avenue
Nashville, TN 37209

Send Tax Bills To:
Cadence Bank
PO Box 3356
Tupelo, MS 38803-3356

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1049191 DEEDWARR
09/12/2023 01 42 39 PM 2 pgs
Fees $13 00 Taxes $3,052 50

20230912-0071578

Map & Parcel No: 091-11-1G-001-00

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, **Alexander S. Zigbuo and Caroline Anne Zigbuo, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shannon Delanie Carson and Connor Robert Lafayette, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Unit 5301 of Homes at 5299 & 5301 Indiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5299 & 5301 Indiana Avenue. a Horizontal Property Regime with Private Elements, of record as Instrument No 202009010099232, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5299 & 5301 Indiana Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 202009010099232 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Alexander S Zigbuo and Caroline Anne Terlecky by Warranty Deed dated May 5, 2021 from KAG, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 10, 2021 in Instrument No 20210510-0062331 in the Register's Office

Alexander S Zigbuo and Caroline Anne Terlecky are now married and Caroline Anne Terlecky is now known as Caroline Anne Zigbuo.

Being the same property conveyed to KAG, LLC, a Tennessee limited liability company, by Warranty Deed from Danny Edward McKay, Sr and Linda Fay McKay, husband and wife, recorded on September 1, 2020, of record in Instrument No 20200901-0099228, Register's Office for Davidson County, TN.

Being the same property conveyed to Danny Edward McKay, Sr and wife, Linda Fay McKay, by Warranty Deed from Thoms L McKay, Danny Edward McKay, A/K/A Danny Edward McKay, Sr , Angela M McKay, and Vickie L Mireles, being the sole heirs at law of Thomas A McKay, recorded on September 8, 2011, of record in Instrument No 20110908-0069737, Register's Office for Davidson County, TN

This is improved property known as 5301 Indiana Ave , Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 7th day of September, 2023

_____(SEAL)
Alexander S Zigbuo

_____(SEAL)
Caroline Anne Zigbuo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2023, before me personally appeared Alexander S Zigbuo and Caroline Anne Zigbuo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of September, 2023

_____
Notary Signature
My commission expires

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $825,000 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 7th day of September, 2023

_____
Notary Public
My commission expires
File No 2023-6306-RS

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027