WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050297 **DEEDWARR**
09/15/2023 11 03 46 AM 2 pgs
Fees $13 00 Taxes $1,294 63

20230915-0072442

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 23-0441

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Nick Bailey and Megan Fisher	new owner	Map. 072060L00100CO
(NAME) 1058 Zophi St	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($349,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICK BAILEY AND MEGAN FISHER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No 1058A on the Plan of 1058 Zophi Street Townhomes as set forth in the Declaration of record in Instrument No 20150618-0058121 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 Kudzu Real Estate, Inc , by Quitclaim Deed from Rosemary Partners, LLC, of record in Instrument No. 20190628-0062858, dated June 27, 2019, Register's Office for said County

This conveyance is made subject to (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 21 and 22, said Register's Office

This conveyance is subject to Restrictive Covenants of record in Instrument No 20150618-0058121, Register's Office for said County

unimproved ☐
This is improved ☒ property, known as 1058 Zophi St , Nashville, TN 37216
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 13th day of September, 2023

Kudzu Real Estate, Inc.,

BY: _____
Robert B Potter
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Kudzu Real Estate, Inc the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this, 13th day of September, 2023

My Commission Expires 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY