WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055526 DEEDWARR
09/29/2023 10 57 09 AM 2 pgs
Fees: $13 00 Taxes $1,899 16

20230929-0076574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $513,286 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/20/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2023-670

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mary F. Walton, Trustee		081 03 0 357 00
918 Pocahontas Drive		
Fort Walton Beach, FL 32547		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Zachary A. Joseph, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary F. Walton, Trustee, or her successor in trust under The Mary F. Walton Trust, dated September 22, 2005

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled Kellow Acres, of record in Book 3842, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachary A. Joseph, unmarried, by deed from Jennifer Janell Johnson, unmarried, dated October 07, 2014, recorded October 16, 2014, of recorded in Instrument Number 201410160095639, of the Public Records of Davidson County, Tennessee.

Property Address: 2310 11th Avenue North, Nashville, TN 37208

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 19th, 2023.

Zachary A. Joseph

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Zachary A Joseph, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 19th, 2023

Notary Public

My Commission Expires 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY