THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-09-611
Parcel ID: 086 04 0C 036.00

Karen Johnson Davidson County
Batch# 1060335 DEEDWARR
10/13/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20231013-0080270

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jacqueline C. Zimmerman and Kevin L. Zimmermen 1528 Rachaels Ridge, Nashville, TN 37076	Same as New Owner	Map/Parcel 086 04 0C 036.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel M. Elmore, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kevin Lee Zimmermen and Jacqueline Currie Zimmerman, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1528 Rachaels Ridge, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being Lot No. 24 on the Plan of Jackson's Grove, Phase Three, as shown by plat of record in Plat Book 9700, page 988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel M. Elmore, an unmarried man, by Warranty Deed from Jeremy D. Byrd, unmarried, of record in Instrument No. 20190814-0080898, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 14, 2019.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of October, 2023.

Samuel M. Elmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Samuel M. Elmore, 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 10th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TN
COUNTY OF Montgomery

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $485,000.00, 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 11 day of October, 2023

Notary Public
My commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 10, 2023.

Affiant Signature

Date: 10/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 12, 2023.

Notary's Signature

My Commission Expires: 3-(0-2024

Notary's Seal

