AFTER RECORDING RETURN TO:
Elizabeth H. Zieja and Stephen M. Zieja
914 Gilmore Avenue
Nashville, TN 37204
File No. 08-2537725

Karen Johnson Davidson County
Batch# 1064236 DEEDWARR
10/24/2023 12:08:30 PM 5 pgs
Fees: $28.00 Taxes: $6,706.25
20231024-0083254

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 11801027500

WARRANTY DEED

THIS INDENTURE made and entered into on this 11th **day of** October, 2023, by and between **KEVIN ESS AND JENNIFER ESS, HUSBAND AND WIFE,** residing at 640 Milwaukee Street, Denver, CO 80206, hereinafter referred to as Grantor(s) and **ELIZABETH H. ZIEJA AND STEPHEN M. ZIEJA, A MARRIED COUPLE,** residing at 914 Gilmore Avenue, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Million Eight Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($1,812,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 914 Gilmore Avenue, Nashville, TN 37204

Being the same property conveyed to Kevin Ess and Jennifer Ess, husband and wife from Shaffer Home Services, LLC, a Tennessee Limited Liability Company in a Warranty Deed dated 03/31/2015 and recorded 04/10/2015 under Instrument Number: 20150410-0031532 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

KEVIN ESS

JENNIFER ESS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KEVIN ESS AND JENNIFER ESS**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 11th day of October, 2023.

Notary Public

My Commission expires: 9-23-2025

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
September 23, 2025

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,812,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Kevin Ess Jennifer Ess

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11th **day of** October, **20** 23.

Notary Public
My Commission Expires: 9-23-25

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
September 23, 2025

Name and address for person(s) responsible for taxes:

Elizabeth H. Zieja and Stephen M. Zieja
914 Gilmore Avenue, Nashville, TN 37204

Name and address of property owner:

Elizabeth H. Zieja and Stephen M. Zieja
914 Gilmore Avenue, Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF MONTROSE PLACE, OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 36 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GILMORE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

PARCEL ID NUMBER: 11801027500

BEING THE SAME PROPERTY CONVEYED TO KEVIN ESS AND JENNIFER ESS, HUSBAND AND WIFE BY DEED FROM SHAFFER HOME SERVICES, LLC, A TENNESSE LIMITED LIABILITY COMPANY RECORDED 04/10/2015 IN DEED INSTRUMENT NO. 20150410-0031532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 914 GILMORE AVENUE, NASHVILLE, TN 37204

Certificate of Authenticity

I, Holly Ray, 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 10/10/23.

Date

Holly Ray

Affiant Signature

10/20/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of October, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

