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

File Number: 2023-09-627
Parcel ID: 117 07 0M 018.00

Karen Johnson Davidson County
Batch# 1066841 DEEDWARR
10/31/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231031-0085143

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sara E Staats 2043 Stokes Lane Nashville, TN, 37215	Same as New Owner	Map/Parcel 117 07 0M 018.00

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, **Zachary David Wilborn, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Sara E. Staats, A Single Woman, As Sole Owner**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2043 Stokes Lane, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2043, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, said Registers Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Zachary D. Wilborn, an unmarried man, by Warranty Deed from Julia Bearden, an unmarried woman, of record in Instrument No. 20210629-0087957, in the Register's Office of Davidson County, Tennessee, dated June 23, 2021, and recorded on June 29, 2021.

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 27th day of October, 2023.

Zachary David Wilborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2023, before me personally appeared Zachary David Wilborn, 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 27th day of October, 2023.

Notary Signature
My commission expires: 3/1/25

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

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 350,000.00, 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 27th day of October, 2023

Notary Public
My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/27/2023**[DATE].

AFFIANT SIGNATURE

10/27/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **October**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

