Name and Address of New Owner:
Belle Meade Title and Escrow Corp.
109 Kenner Ave, Suite 201
Nashville, TN. 37205
Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 1070308 DEEDWARR
11/13/2023 10:57:33 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20231113-0088052

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 060-08-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Virginia Zimmerman and Laura Jones Zimmerman, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Belle Meade Title and Escrow Corp., Trustee** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of E.A. Lindsley Subdivision, of record in Book 547, Page 144, 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 Virginia R. Zimmerman, unmarried woman, and Margot N. Johnson, an unmarried woman, tenants in common with right of survivorship, by Warranty Deed from Donald James Doss, sole heir at law of Ellen Louise Doss, of record in Instrument No. 20141208-0112298, Register's Office for Davidson County, Tennessee, dated December 04, 2014 and recorded on December 08, 2014.

Being the same property conveyed to Virginia R. Zimmerman, unmarried woman, by Quitclaim Deed from Margot N. Johnson, an unmarried woman, of record in Instrument No. 20160502-0042637, Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on May 02, 2016.

Being the same property conveyed to Virginia Zimmerman and Laura Jones Zimmerman, a married couple, by Quitclaim Deed from Virginia R. Zimmerman of record in Instrument No. 20180206-0011975, Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 06, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of November, 2023.

_____(SEAL)
Virginia Zimmerman

_____(SEAL)
Laura Jones Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia Zimmerman and Laura Jones Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand and seal this 8th day of November, 2023.

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $850,000.00, 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
8th day of November, 2023.

_____
Notary Public
My commission expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

File No. GNT-23-3067