Karen Johnson Davidson County
Batch# 1071025 DEEDWARR
11/13/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231113-0088297

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH** OF **NOVEMBER, 2023.**

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW THOMAS ZYBURT	CANOPY MORTGAGE, LLC	**071-12-0-265.00**
(NAME)	(NAME)	
903 WARD STREET	360 TECHNOLOGY CT, STE 200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	LINDON, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW THOMAS ZYBURT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows, to-wit: being the easterly 60 feet of the westerly 130 feet of Lots 1, 2 and 3, on the Map of T.I. Ward's Re-Subdivision of certain lots in Williams & Hayes Company's Belleview Plan of Lots, of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of said lots front 60 feet on the northerly side of Ward Street and run back between parallel lines 161 feet to a dead line.

Being the same property conveyed to MISTY MEADOWS PROPERTIES, LLC, by deed from LAINE E. KELLY, of record in Instrument No. 20131030-0112671, dated October 28, 2013, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 974, page 48, Restrictions of record in Book 1108, page 543 and Book 1165, page 58, and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **903 WARD STREET, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 8th day of November, 2023.

MISTY MEADOWS PROPERTIES, LLC
A Tennessee Limited Liability Company

DeeDee Brickner sole member
By: DeeDee Brickner, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DeeDee Brickner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the sole member of Misty Meadows Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Misty Meadows Properties, LLC, by herself as such sole member.

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

My commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 November 8, 2023 (date of document).

Affiant Signature

November 10, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of November, 2023

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 7-7-25