Karen Johnson Davidson County
Batch# 1071150 DEEDWARR
11/13/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20231113-0088478

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/1/2025

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06695

Address of New Owner:	Send Tax Bills to:	Tax Information:
John M Zahurancik and Emilie Lynch Zahurancik 3901 Oxford Street Nashville, TN 37216	John M Zahurancik and Emilie Lynch Zahurancik 2587 Babcock Rd. Vienna, VA 22181	061 15 0 275.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen E MacDonald and Anissa L Heady, now MacDonald, a married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John M Zahurancik and Emilie Lynch Zahurancik, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Map of M. N. Young's Inglewood Annex A Resubdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract, as of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lots.
>
> Being the same property conveyed to Karen E. MacDonald, A Single Woman, and Anissa L. Heady, A Single Woman, by Warranty Deed from Patrick D. Allen and Wife, Mollie L. Allen, of record in Instrument No. 20120718-0062993, in the Register's Office of Davidson County, Tennessee, dated July 12, 2012 and recorded on July 18, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3901 Oxford Street, Nashville, TN 37216**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

8th AM KM

WITNESS my hand this 9th day of November, 2023

KEMacDonald

Karen E MacDonald

Anissa L Heady MacDonald

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen E MacDonald and Anissa L Heady MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Farmington Hills (city) MI (state), this 8th day of November, 2023.

Notary Public

My Commission Expires: May 1, 2027

LAKEISHA MALLETT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 1, 2027
Acting in the County of OAKLAND

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Frodeck, 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 Nov, 8, 2023.

Custodian's Signature — 11.17.23 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2025

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON