Karen Johnson Davidson County
Batch# 1074388 DEEDWARR
11/22/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,622.45
20231122-0090812

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel T. Zimmer and Kylie E. Zimmer	Mortgage Investors Group	034140A04700CO
(NAME)	(NAME)	
1604 Stable Lane	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Tsing Saelee and Charmelle Saelee, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel T. Zimmer and Kylie E. Zimmer, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 47, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 20091231-0118971 (erroneously referred to as Instrument No. 2009123100118971 in prior deed of record), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tsing Saelee and Charmelle Saelee, husband and wife by deed from Michael R. Stokes, a/k/a M R Stokes, married, dated September 21, 2017 and as of record in Instrument No. 20171003-0101361, Register's Office, Davidson County, Tennessee.

Tsing Saelee executed this instrument on behalf of Charmelle Saelee pursuant to a Power of Attorney of record in Instrument No 202311220090811 Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Instrument No. 20091231-0118971, Register's Office, Davidson County, Tennessee.

Conveyance of the common area to Cumberland Bend Homeowner's Association, Inc. of record in Instrument No. 20130422-0039938, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080507-0047106 as amended in Instrument No. 20100331-0024184, Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20060531-0063526, Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument no. 20060727-0090943, Davidson County, Tennessee.

Dedication of Easement of record in Book 4854, Page 658 and Instrument No. 20070323-0035160, Davidson County, Tennessee.

Lien for special assessment as contained in the restrictions and to rights of others in and to the common areas and elements.

unimproved ☐

This is improved ☑ property, known as 1604 Stable Lane, Madison, TN 37115
(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

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 our hands this 17th day of November, 2023.

Tsing Saelee

Charmelle Saelee by Tsing Saelee, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tsing Saelee the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this 17th day of November, 2023.

My commission expires: 2.26.24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tsing Saelee as Attorney-in-Fact for Charmelle Saelee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 17th day of November, 2023.

My commission expires: 2.26.24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 17, 2023** (date of document).

Affiant Signature

November 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25