This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2360-TC

Karen Johnson Davidson County
Batch# 1082412 DEEDWARR
12/15/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20231215-0096707

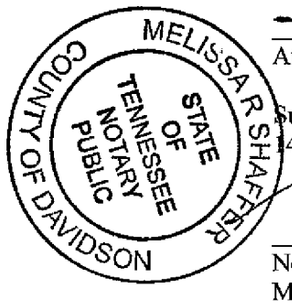
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $890,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2023.

Notary Public
My Commission Expires: 5-9-26



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Jones Zimmerman and Virginia Zimmerman 1016 Fairwin Avenue Nashville, TN 37216	New Owner	072 09 0 385.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Yarian and wife, Sandi Anders a/k/a Sandra Anders**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laura Jones Zimmerman and Virginia Zimmerman, a married couple**, 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 in Davidson County, Tennessee., Being Lot No. 70 of the Eskridge Subdivision of a Part of the W.B. Franklin property, of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Yarian and wife, Sandi Anders, by Quitclaim Deed from Harry Porter and wife, Eleanor Porter, of record in Instrument No. 20170215-0015539, in the Register's Office of Davidson County, Tennessee, dated February 05, 2017 and recorded on February 15, 2017.

Being the same property conveyed to Harry Porter and wife, Eleanor Porter and David Yarian and wife, Sandi Anders, by Quitclaim Deed from Harry Porter and Eleanor Porter, of record in Instrument No. 20091214-0113833, in the Register's Office of Davidson County, Tennessee, dated November 30, 2009 and recorded on December 14, 2009.

Being the same property conveyed to Harry Porter and wife, Eleanor Porter, by Warranty Deed from Charles R. Martin and wife, Paula S. Martin, of record in Instrument No. 20091013-0094921, in the Register's Office of Davidson County, Tennessee, dated October 09, 2009 and recorded on October 13, 2009.

This is improved property located at: **1016 Fairwin Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2023.

GRANTOR:

David Yarian

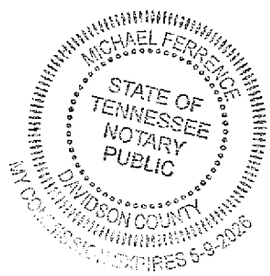
Sandi Anders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Yarian and Sandi Anders, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2023.

Notary Public
My Commission expires: 5-9-2026



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12.14.23.

Affiant Signature

12-14-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of December, 2023.

Notary Signature

My Commission Expires: 5.9.26

