This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21989-DJ

Karen Johnson Davidson County
Batch# 1098317 DEEDWARR
02/06/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20240206-0008331

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2024.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zebra Stone Artisans LLC 745 Glen Oaks Drive Franklin, TN. 37067	New Owner	092-02-0-364

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lonnie Kevin Fairchild**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zebra Stone Artisans LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its 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 all of Lot No. 116, Block 2 on the Map of Subdivision of the Heffernan Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lonnie Kevin Fairchild by Executor's Quitclaim Deed from Lonnie Kevin Fairchild, Personal Representative of the Estate of William Robert Maupin, dated October 3, 2023, recorded October 9, 2023, of record in Instrument No. 20231009-0079117, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to William Maupin by Warranty Deed from Hollis T. Biffle, dated June 2, 1975, recorded June 4, 1975, of record in Book 4918, page 672, said Register's Office.

The subject property was never the primary residence of the Grantor nor any spouse or dependendts.

This is ☒ improved or ☐ unimproved property located at: **2507 Meharry Boulevard, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 1st day of February, 2024.

GRANTOR:

Lonnie Kevin Fairchild

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lonnie Kevin Fairchild, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2024.

Dawn M. Tyson
Notary Public
My Commission expires: 09/30/2024

DAWN M. TYSON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 588273
Expires September 30, 2024

202402060008331

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/05/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/05/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 5 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

