Karen Johnson Davidson County
Batch# 1102495 DEEDWARR
02/20/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20240220-0011574

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th **DAY OF FEBRUARY, 2024.**

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(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-NSH24-07135

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zips Prop, LLC, a Georgia limited liability company 1735 Buford Hwy, Ste. 215-304 Cumming, GA 30041	Zips Prop, LLC, a Georgia limited liability company 1735 Buford Hwy, Ste. 215-304 Cumming, GA 30041	134 09 0 097.00

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, **Jaye P. Witherspoon, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zips Prop, LLC, a Georgia limited liability company**, 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:

> Being all of Lot No. 83 of Woodland Hills, Phase 1, according to plat and survey of record in Plat Book 6900, Page 668, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.
>
> Being the same property conveyed to Jaye P. Witherspoon, an unmarried woman, by Warranty Deed from Cynthia McCormick Haley, Executrix for the estate of Mary Frank McCormick Roussin, Cynthia McCormick Haley, individually, David Lee McCormick, individually and Cheryl Ann McCormick, of record in Instrument No. 20140121-0005500, in the Register's Office of Davidson County, Tennessee, dated January 15, 2014 and recorded on January 21, 2014.

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: 3640 Donna Kay Drive, Nashville, TN 37211

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.

WITNESS my hand this 16th day of February, 2024

Jaye P. Witherspoon

STATE OF TENNESSEE

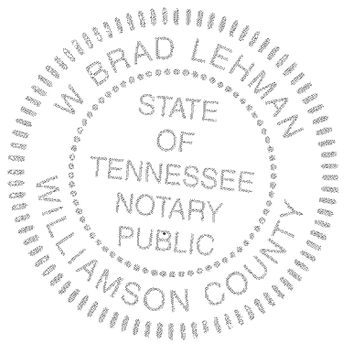
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jaye P. Witherspoon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 16th day of February, 2024.

Notary Public

My Commission Expires: 9/21/2024



TRUE COPY CERTIFICATION

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

I, George Treadwell, 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 Feb, 16, 2024.

Custodian's Signature

2.16.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/14/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON