WARRANTY DEED

DIANA R. GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-BR-24-2720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1118185 **DEEDWARR**
04/03/2024 10:05:05 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20240403-0023323

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
William Zanetis	**NEW OWNER**	
(NAME)	(NAME)	**096-13-0-014.00**
2720 Wellman Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN DAVID KIRK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM ZANETIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Being Lot No. 6 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for said County. Said Lot No. 6 fronts 70 feet on the North side of Wellman Drive and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Justin David Kirk, a single man by Warranty Deed from Stephanie A. Kirk, a married woman of record in Instrument No. 20230207-0008859 Register's Office for Davidson County, Tennessee, dated January 24, 2023 and recorded on February 07, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2928, Page 445 amended in Book 11421, Page 498, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2720 Wellman Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF APRIL, 2024.

Justin David Kirk

Taylor Bacon By Justin David Kirk as Attorney in Fact
Taylor Bacon by Justin David Kirk as Attorney in Fact

Taylor Bacon, spouse of Justin David Kirk, hereby joins in this conveyance and does transfer and convey any and all marital interest Taylor Bacon may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN DAVID KIRK the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN DAVID KIRK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAYLOR BACON, and who acknowledged he/she/they executed the same as the free act and deed of the said TAYLOR BACON.

Witness my hand and official seal, this the 1st of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212