Karen Johnson Davidson County
Batch# 1126776 DEEDWARR
04/25/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,530.80
20240425-0029719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $684,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2024.

Notary Public

My commission expires:

(Notary Stamp)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nicholas Walker	CMG Mortgage Inc. dba CMG Home Loans	103-02-0S-001.00-CO
239 White Bridge Pike Unit 1	3160 Crow Canyon Road, Suite 400	
Nashville, TN 37209	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William L. Zeigler, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicholas Walker, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit At Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

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Being the same property conveyed to William L. Zeigler, married by Warranty Deed from Jonathan Gallagher of record in Instrument No. 20220503-0051054 Register's Office for Davidson County, Tennessee, dated April 8, 2022 and recorded on May 3, 2022. This property is not and never has been the marital residence of the ex wife of grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property known as **239 White Bridge Pike Unit 1, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of April, 2024.

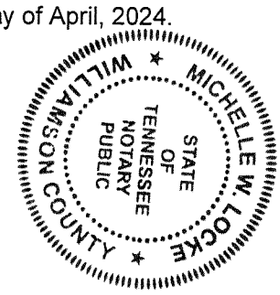
William L. Zeigler

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, William L. Zeigler, the bargainor, 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 swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of April, 2024.

Notary Public
My Commission Expires: 9/14/25



LTC File No. 24-001879-525

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True Copy Certification

I, **Pam Autry,** 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 this the 19 day of April, 2024.

Affiant Signature

Date 4/19/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

