This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22133-MC

Karen Johnson Davidson County
Batch # 1128941 DEEDWARR
04/30/2024 10:53:17 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20240430-0031322

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Mario Lavar Anderson
Affiant

Subscribed and sworn to before me, this the 26th day of April, 2024.

Notary Public
My Commission Expires: _____

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mario Lavar Anderson and Mary Ella Anderson 1408 East Cedar Lane Madison, TN 37115	New Owner	053 09 0A 001.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zina Grant, f/k/a Zina G. Taylor, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mario Lavar Anderson and Mary Ella Anderson, both unmarried**, hereinafter called the Grantee(s), his/her/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 Unit No. 1408 of Neely's Bend Villas, a Condominium Development, as of record in Plat Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit which are of record in Book 5625, Page 1, as amended in Book 6119, Page 322 and Book 10268, Page 492, Register's Office for said county.

Being the same property conveyed to Zina Grant, a single woman by Quitclaim Deed from Carlis Ware Taylor, dated April 15, 2024 of record in Instrument No. 20240422-0028670, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Zina G. Taylor, a single woman, by Warranty Deed from Wanda Williams, unmarried, of record in Instrument No. 20180419-0037034, in the Register's Office of Davidson County, Tennessee, dated April 16, 2018 and recorded on April 19, 2018.

Zina Grant and Zina G. Taylor are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **1408 East Cedar Lane, Madison, TN 37115**

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 26th day of April, 2024.

GRANTOR:

Zina Grant, f/k/a Zina G. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Zina Grant,** 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2024.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

After recorded return to
Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130