THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547856

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1149773 DEEDWARR
06/24/2024 12:32:18 PM 2 pgs
Fees: $13.00 Taxes: $4,673.10
20240624-0046776

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NEW OWNER

The actual consideration or value, whichever is greater, for this transfer is: $1,261,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2024.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joel D. Zehr and Nahed A. Zehr 4253 Jamesborough Place Nashville, TN 37215	New Owner	Tax Parcel ID No. 157-00-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lillard Walker, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel D. Zehr and Nahed A. Zehr, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Iroquois Meadows, of record in Plat Book 5050, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LILLARD WALKER, III, by deed from MARCUS CLARENCE HOUSTON, of record in Instrument No. 20070807-0094137, dated August 2, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 157-00-0-037.00.

Matters shown on the Plan of record in Plat Book 5050, page 86, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers Service Line of record in Book 10824, page 245, said Register's Office.

This is improved property located at 6375 Chickering Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of June, 2024.

Lillard Walker, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lillard Walker, III, 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.

Witness my hand, at office, this 21st day of June, 2024.

Notary Public

My Commission Expires: _____

