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

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1153982
07/03/2024 09:58:34 AM
Fees: $13.00 Taxes: $2,216.30

Davidson County
DEEDWARR
2 pgs

20240703-0050207

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63702
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Griffin Williamson Young Rachel Hardin 7424 Kreitner Drive Nashville, TN 37221	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 155080E07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn H. Zuercher and Jennifer E. Zuercher, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Griffin Williamson Young and Rachel Hardin, husband and wife,** hereinafter called the **Grantee,** Grantee's 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 Lot No. 51 of the Plan of Resubdivision of Bellevue Highlands Phase 2 of record in Inst. No. 20010202-0010403, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Glenn H. Zuercher and Jennifer E. Ames, husband and wife, by Warranty Deed from Dawn Anita Hofwolt Donovan and husband, Timothy D. Donovan, dated June 15, 2016 and recorded on June 21, 2016, of record in Inst. No. 20160621-0062778, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 20, 2020, recorded June 16, 2020, of record in Inst No. 20200616-0061518, said Register's Office, subject property was conveyed to Glenn H. Zuercher and Jennifer E. Zuercher, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20010202-0010403, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670, and Inst. No. 20101104-0088413, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7424 Kreitner Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2024.

Glenn H. Zuercher

Glenn H. Zuercher

Jennifer E. Zuercher

Jennifer E. Zuercher

State of Tennessee

County of Davidson

On this 1st day of July, 2024 before me the undersigned authority, personally appeared Glenn H. Zuercher and Jennifer E. Zuercher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2024.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary

My Commission Expires: _____