NEW OWNER:
ZACHARY THOMAS ELLIOTT
448 STEWARTS FERRY PIKE, APT. P
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER
PINNACLE BANK
150 3RD AVENUE SOUTH, STE. 900
NASHVILLE, TN 37201

Map & Parcel
096-11-0A-008.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0700

Space for Recorder's stamp

Karen Johnson
Batch # 1154413
07/08/2024 10:28:14 AM
Fees: $18.00 Taxes: $629.00

Davidson County
DEEDWARR
3 pgs

20240708-0050760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH M. PUCKETT, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ZACHARY THOMAS ELLIOTT, unmarried man,** ("Grantee") his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Apartment Unit No. A-8 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, from Frank C. Batson and wife Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, as amended by Book 6654, Page 910; Book 6759, Page 533; and by Book 7015, Page 187, and as more particularly shown on the plat of record in Plat Book 6250, Page 795, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah M. Puckett by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, Washington, D.C., dated May 27, 1992, and of record in Book 8637, Page 173, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **448 STEWARTS FERRY PIKE, APT. P, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 795, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of June, 2024.

Deborah M. Puckett

DEBORAH M. PUCKETT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBORAH M. PUCKETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2024.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

Zachary Thomas Elliott
AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2024.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026