Prepared by:
Record and Return To:
Chapman and Rose Title, Inc

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-3554

Karen Johnson
Batch # 1173199
08/22/2024 10:54:46 AM
Fees: $13.00 Taxes: $2,090.50

Davidson County
DEEDWARR
2 pgs

20240822-0064572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2024

Notary Public

Commission Expires: 8

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Olivia Katherine Wilson 1941 Stonewater Drive Hermitage, TN 37076	New Owner	097-02-0A-521.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Yvonne Zentay and Timothy K. Zentay, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olivia Katherine Wilson, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 521 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yvonne Zentay and Timothy K. Zentay, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20160628-0065954 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on June 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1941 Stonewater Drive, Hermitage, TN 37076

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 so 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. 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.

Dated this the 20 day of August, 2024.

Yvonne Zentay

Timothy K. Zentay

STATE OF MISSOURI
COUNTY OF St Charles

On this 20 day of August, 2024, before me personally appeared Yvonne Zentay and Timothy K. Zentay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of August, 2024.

Notary Signature
My commission expires: 1.14.28

JOSEPH D. FABER
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 12492113
My Commission Expires 01-14-2028