Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1190688 DEEDWARR
10/07/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20241007-0077607

39-B
File #24-1174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip D. Adams and Leanne B. Adams, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Zaloba and Charity Marin, a married couple**, 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:**

Townhouse No. 31, Building No. 5, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, which is of record in Book 4460 Page 88, in the Register's Office for Davidson County, Tennessee, reference to which plat is hereby made.

Being the same property conveyed to Phillip D. Adams and wife, Leanne B. Adams by Warranty Deed from Jesse M. Curtis, Jr., unmarried of record in Book 6761, page 845, Register's Office for Davidson County, Tennessee, dated May 31, 1985 and recorded on January 14, 1986.

Being the same property conveyed to Philip D. Adams and Leanne B. Adams, husband and wife as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from Philip D. Adams, who acquired title incorrectly as Phillip D. Adams, and Leanne B. Adams, husband and wife of record in Instrument No. 20040616-0070925 Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on June 16, 2004.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4000 Anderson Road #31, Nashville, TN 37217.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Matthew Zaloba
4000 Anderson Road #31
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
136-03-0A-031.00

WITNESS THE EXECUTION HEREOF this 13th day of September, 2024.

Philip D. Adams

Leanne B. Adams

State of Tennessee)
County of Davidson)

On this 13th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip D. Adams and Leanne B. Adams, the bargainor(s), 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.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 258,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of September, 2024.

SHAWN STEVENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11-06-24

Tennessee Certification of Electronic Document

I, Summer Bartm do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/13/24 (date of document).

Summer Bartm
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON