Karen Johnson Davidson County
Batch# 1199734 DEEDWARR
10/31/2024 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20241031-0084690

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/2/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-460

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Logan Zurhellen and Sarah Zurhellen	New Owner	116 12 0 087.00
(NAME) 3723 Estes Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tyler Wilson Crace and Farris Ann Crace, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Logan Zurhellen and Sarah Zurhellen, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3723 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 17 day of October, 2024.

GRANTORS:

Tyler Wilson Crace

Farris Ann Crace

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Tyler Wilson Crace and Farris Ann Crace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of October, 2024.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 8 and the Northerly half of Lot No. 9 Block "D" on the map of WOODMONT LANE HOMESITES, as of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Wilson Crace and Farris Ann Crace, Husband and Wife, by Warranty Deed from Jack Allen Harris, aka Jack Allen Harris, II and Ashley Harris, Husband and Wife, of record in Instrument No. 20200122-0007917, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020, and recorded on January 22, 2020.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/21/2024 (date of document).

Affiant Signature

10/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

