WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213202 DEEDWARR
12/06/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20241206-0094989

File #24-PA-0111-B

(SEAL)

CHARLES D LIGHTSEY
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 $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Vincent Arias, IV and Cynthia Poiesz	~~New Owner~~ Mortgage Investors	
(NAME)	(NAME)	**083 03 3D 002.00**
111B Rosebank Ave (ADDRESS)	8320 E Walker Springs (ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GREGORY R. ZIEGAN AND KAITLYN E. HENNEN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH VINCENT ARIAS, IV AND CYNTHIA POIESZ, A MARRIED COUPLE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 109B of the 109A AND 109B ROSEBANK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for 109A AND 109B ROSEBANK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated §66-27-103(b) of record as Instrument No. 20171108-0115228, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregory R. Ziegan, a single man and Kaitlyn E. Hennen, a single woman, joint tenants with right of survivorship, by Warranty Deed from Barlow Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190215-0014396, in the Register's Office of Davidson County, Tennessee, dated February 14, 2019 and recorded on February 15, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161019-0110727, as Rescission recorded in Instrument No. 20170522-0050872.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171108-0115228.
* Charter of 109A and 109B Rosebank Avenue Townhomes Homeowners Association, Inc. recorded as Instrument No. 20171108-0115226.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **111 B Rosebank Avenue, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the _____ day of November, 2024.

Gregory R. Ziegan

Kaitlyn E. Hennen

STATE OF OHIO

COUNTY OF Franklin

On this 25 day of November, 2024, before me personally appeared Gregory R. Ziegan, 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 25 day of November, 2024.

Notary Signature
My commission expires:

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

STATE OF OHIO

COUNTY OF Franklin

On this 25 day of November, 2024, before me personally appeared Kaitlyn E. Hennen, 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.

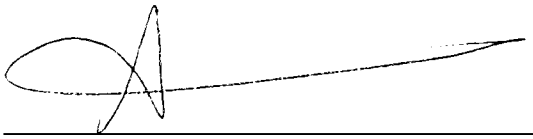
Witness my hand, at office, this 25 day of November, 2024.

Notary Signature
My commission expires: 2-16-2025

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-6-2024**.



Affiant Signature — **12-6-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-6-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal