Karen Johnson Davidson County
Batch# 1222384 DEEDWARR
01/02/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20250102-0000063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of December, 2024.

(Affix Seal) Notary Public

My Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

2024-12-2366

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyler Summers 7845 Heaton Way Nashville, TN 37211	NEW OWNER	Map/Parcel 173-09-0A-292.00-CO

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, **Diane Mount Nisbet, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Benjamin Summers, a single man,** hereinafter called the GRANTEE, his/her/their/its 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 Lot No. 283 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 Diane Mount Nisbet, a single woman by Warranty Deed from Lori W. Zakrzewski and Matthew T. Zakrzewski, wife and husband of record in Instrument No. 20161206-0127871 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

This conveyance is subject to the following: Metropolitan Nashville Property Taxes for the year 2024 have been collected at closing; Metropolitan Nashville Property Taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7845 Heaton Way, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 23 day December, 2024.

Diane Mount Nisbet

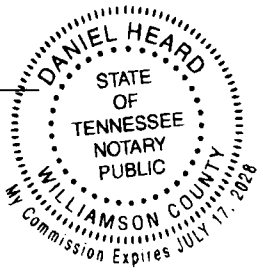
Diane Mount Nisbet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of December, 2024, before me personally appeared Diane Mount Nisbet, 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 23 day of December, 2024.

Notary Signature
My commission expires:



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 12/23/2024.

Affiant Signature — Date: 12/31/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/31/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY