Karen Johnson Davidson County
Batch# 1227746 DEEDWARR
01/16/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250116-0003783

WARRANTY DEED

ZEIGLER-H24315

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00 .

Kaitlyn West
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 DAY OF January, 2025.

(Affix Seal) Notary Public

My Commission Expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Mary Kathleen Zeigler	NEW OWNER	103-7-72
5405 Knob Road		
Nashville, TN 37209		

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, I/we, JARROD M. IMLER AND AMY S. IMLER, TRUSTEES OF THE REVOCABLE LIVING TRUST OF JARROD M. IMLER AND AMY S. IMLER, DATED FEBRUARY 2, 2022, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARY KATHLEEN ZEIGLER, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 24, on the Plan of Section One, Richland Meadows, of record in Plat Book 2083, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jarrod M. Imler and Amy S. Imler, Trustees of The Revocable Living Trust of Jarrod M. Imler and Amy S. Imler, dated February 2, 2022 by deed from Jarrod Imler of record in Instrument No. 202202140016854, recorded on 02/14/2022, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property, including, but not limited to:

Restrictions of record in Book 2152, Page 121 and Book 2195, Page 256, said Register's Office.

( ) unimproved
This is (X) improved property known as 5405 Knob Road, Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9 day of January, 2025 :

Jarrod M. Imler, Trustee

Amy S. Imler, Trustee

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JARROD M. IMLER AND AMY S. IMLER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be the TRUSTEES OF THE REVOCABLE LIVING TRUST OF JARROD M. IMLER AND AMY S. IMLER, DATED FEBRUARY 2, 2022 signing as Trustees.

Witness my hand and official seal at Sumner County, TN, this 9 day of January, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 _____

_____
Affiant Signature

_____
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this _____ day of _____, 20___.

_____
Notary Public

Notary's Seal:

