Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-97

STATE OF TENNESSEE
COUNTY OF Davidson

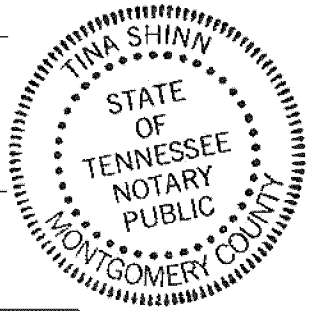
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of February, 2025

Notary Public

Commission Expires: 9/15/27



Karen Johnson Davidson County
Batch# 1237719 DEEDWARR
02/14/2025 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20250214-0011305

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Zinser and Regina M. Zinser 109 Charleston Drive Goodlettsville, TN 37072	First Choice Lending Services LLC, A TN LLC 9821 Cogdill Road Ste 2 Knoxville, TN 37932	018-07-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Tobin, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Zinser and Regina M. Zinser, husband and wife, tenancy by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Plan of Section One, Charleston Square Subdivision of record in Plat Book 4860, Pages 37 and 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11, which is a corner lot, fronts 99.4 feet on the Easterly margin of Charleston Drive and fronts 153.86 feet on the Southerly margin of Lucien Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 76.0 feet on the Easterly line and 163.0 feet on the Southerly line to a point of intersection.

Being the same property conveyed to David C. Snyder and wife Forrestine W. Snyder, as tenants by the entirety by Warranty Deed from Judy McKee, unmarried of record in Book 5192, Page 601, Register's Office for Davidson County, Tennessee, dated August 31, 1977 and recorded on September 2, 1977.

Being the same property conveyed to Amanda Tobin, married woman by Warranty Deed from David C. Snyder and wife Forrestine W. Snyder, as tenants by the entirety of record in Instrument No. 20230915-0072689 Register's Office for Davidson County, Tennessee, dated September 14, 2023 and recorded on September 15, 2023. Sean Tobin hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Charleston Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 12th day of February, 2025.

Amanda Tobin

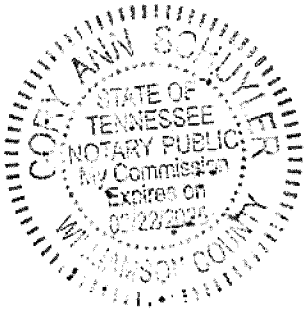
Sean Tobin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2025, before me personally appeared Amanda Tobin and Sean Tobin, 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 12th day of February, 2025.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Joshua A. Terry, 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 2/12/25.

Affiant Signature – Joshua A. Terry

2/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27