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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250249938** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of February, 2025.<br><br>Notary Public<br>My Commission Expires: |

Karen Johnson Davidson County
Batch# 1240265 DEEDWARR
02/24/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250224-0013536

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Madison Zaslav<br>1402 Cardinal Avenue<br>Nashville TN 37216 | Send Tax Bills To:<br>New Owner<br>**Property** | Tax Information:<br>Tax Parcel ID No.<br>061-16-0-350.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly Nail, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison Zaslav, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot 10, Block "B", as shown on the map entitled Plan of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 10 fronts 50 feet on the westerly margin of Cardinal Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to KIMBERLY NAIL, by deed from GREGORY DELANG, of record in Instrument No. 20091019-0096364, dated October 14, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 061-16-0-350.00.

Matters shown on the Plan of record in Plat Book 843, page 95, said Register's Office.

This is improved property located at 1402 Cardinal Avenue Nashville TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this ~~21st~~ 20th day of February, 2025.

Kimberly Nail

STATE OF Alabama )
COUNTY OF Blount )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly Nail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

JR 20th

Witness my hand, at office, this ~~21st~~ day of February, 2025.

Notary Public

My Commission Expires: 12-18-2027

JAMILA RICHEY NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Krystal Schuster, 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 2/20/25.

Date

Affiant Signature

2/20/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of February, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025