WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240790 DEEDWARR
02/26/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250226-0014241

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF Feb., 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Ortiz, Jr.	SWBC Mortgage Corporation	
(NAME)	(NAME)	
1014 North Graycroft Ave.	9311 San Pedro Avenue Suite 100	033 16 0 024.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SUSAN LEIGH SAUNDERS ZIEGLER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS ORTIZ, JR., UNMARRIED MAN** 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. 61 on the Plan of PRIMROSE ACRES, of record in Plat Book 2663, Page 106 and 107, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Carl Saunders and wife, Betty Smith Saunders, by Warranty Deed from Gaines and Gregory Construction Company, Inc., a corporation, of record in Book 2928, Page 135, in the Register's Office of Davidson County, Tennessee, dated August 03, 1959 and recorded on August 08, 1959. The said Richard Carl Saunders died on September 09, 2003, vesting title in Betty Smith Saunders as the surviving tenant by the entirety. Betty Smith Saunders died August 07, 2024, leaving a Last Will and Testament that was probated under Docket No. 24P1788 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. Susan Leigh Saunders Ziegler was the devisee under said will. Susan Leigh Saunders Ziegler as Executor joins in to convey any interest the Estate of Bettye Sue Saunders may have herein said property.

Betty Smith Saunders is one of the same as Bettye Sue Saunders.

Susan Leigh Saunders Ziegler is the same as Susan S. Ziegler. The property was never the grantor's marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1014 North Graycroft Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-1283

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 do 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.

Witness my hand this 24th day of February, 2025

BY: Susan Leigh Saunders Ziegler

SUSAN LEIGH SAUNDERS ZIEGLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Leigh Saunders Ziegler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

BY: Susan Leigh Saunders Ziegler

SUSAN LEIGH SAUNDERS ZIEGLER, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Susan Leigh Saunders Ziegler with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Executor of the Estate of Bettye Sue Saunders, and who further acknowledged that she is authorized to execute the within instrument as Executor of Bettye Sue Saunders said Estate.

Witness my hand and official seal this 24th day of February, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2024-1283

True Copy Certification

I, **Tonya Cherry,** 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 this the 24 day of February, 2025.

Affiant Signature

Date 2/24/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027