This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1249194 DEEDWARR
03/21/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250321-0021416

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 19th day of March, 2025.

Notary Public
My commission expires: 2/11/27

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clare Zimpelmann	Lending Hand Mortgage, LLC	072-10-0-166.00
2832 Bronte Ave. Nashville, TN 37216	510 Lentz Drive Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIN M. BORDWELL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLARE ZIMPELMANN, A SINGLE WOMAN, AS SOLE OWNERSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 4, The E. B. Rucker Land Subdivision, as shown on plat of record in Plat Book 1130, Page 20, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin M. Bordwell, by deed dated 10/14/2020, from Brian D. Holl and Katie Loehrer, husband and wife, of record in Instrument No. 20201016-0120479, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2832 Bronte Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19th day of March, 2025.

Erin M. Bordwell

Erin M. Bordwell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erin M. Bordwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2025.

My commission expires: 6/14/2027

Notary Public



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 3/19/25.

Affiant Signature – Joshua A. Terry

3/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27