Karen Johnson Davidson County
Batch# 1254656 DEEDWARR
04/01/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20250401-0024439

WARRANTY DEED

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

File No. AD-25-8985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Hilliard and Kenneth Hilliard	New Owner	
(NAME)	(NAME)	
921 Burchwood Avenue	**Property**	072-09-0-105.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/we, **James P. Zbinden and Mary Elizabeth Mazziotti Zbinden f/k/a Mary Elizabeth Mazziotti, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacey W. Hilliard and Kenneth J. Hilliard, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 42 on the Plan of Burchwood Place, Block No. 1 as of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to James P. Zbinden, an unmarried man and Mary Elizabeth Mazziotti, an unmarried woman, Joint tenants with rights of survivorship by Warranty Deed from Marijean S. Rue and Brian D. Pollock, wife and husband of record in Instrument No. 20220527-0061976 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 27, 2022. James P. Zbinden and Mary Elizabeth Mazziotti subsequently married, and Mary Elizabeth Mazziotti is now known as Mary Elizabeth Mazziotti Zbinden.

This is property more commonly known as 921 Burchwood Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of March, 2025.

James P. Zbinden

Mary Elizabeth Mazziotti Zbinden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2025, before me personally appeared James P. Zbinden and Mary Elizabeth Mazziotti Zbinden, 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 31st day of March, 2025.

Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 3/31/25.

Date

Affiant Signature

3/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 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