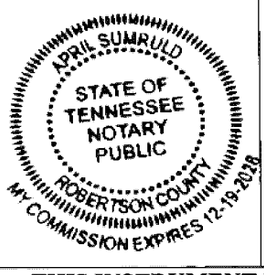
Karen Johnson Davidson County
Batch# 1257541 DEEDWARR
04/08/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20250408-0026742

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $965,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 2nd day of April, 2025. Notary Public My commission expires: 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura Zabalgoitia	New Owner(s)	061-15-0-371.00
4404B Westlawn Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILLIP K. DAHL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA ZABALGOITIA, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northwesterly part of Lot No. 264 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated May 10, 1969, Revised May 13, 1969, as follows:

Beginning on the Southerly margin of Newman Avenue at the corner of Lot Nos. 264 and 272; thence with the said margin of said Avenue Eastwardly 99 feet to an iron pin; thence Southwardly 109.3 feet to a point which is 78.6 feet Easterly from the Westerly line of Lot No. 264; thence Westwardly 78.6 feet to an iron pin set in the Westerly line of Lot No. 264, which said point is 150 feet Southerly from the Southerly margin of Newman Avenue; thence Northwardly along the Westerly line to Lot No. 264, 150 feet to the point of beginning.

Being the same property conveyed to Phillip K. Dahl, a married man by Warranty Deed from Richard J. Ross and Mari Lynn Ross, husband and wife of record in Instrument No. 20210412-0048218 Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1314 Newman Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of April, 2025.

Phillip K. Dahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip K. Dahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2025.

Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 2. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

