THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350377** Karen Johnson Davidson County Batch # 1265310 DEEDWARR 04/28/2025 11 16 22 AM 2 pgs Fees $13 00 Taxes $6,845 00 20250428-0032417	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,850,000 00 Affiant Subscribed and sworn to before me, this 25th day of April, 2025 Notary Public My Commission Expires VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner Meluch Family Revocable Living Trust Agreement 713 Cantrell Avenue, Unit B Nashville TN 37215	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 117-01-0J-002 00 CO

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, **Walker Zimmerman and Sarah Zimmerman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Faye Tingley Meluch, Trustee of the Meluch Family Revocable Living Trust Agreement dated August 18, 2022**, ("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 Unit "B" on the plan of 713 Cantrell Avenue, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of 713 Cantrell Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No 20180514-0050001, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to WALKER ZIMMERMAN AND SARAH ZIMMERMAN, HUSBAND AND WIFE, by deed from HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No 20200318-0029989, dated March 16, 2020, 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. 117-01-0J-002 00 CO.

Matters shown on the Plan of record in Plat Book 332, page 85, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20180514-0050001, said Register's Office

This is improved property located at 713 Cantrell Avenue, Unit B Nashville TN 37215

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 25th day of April, 2025

Walker Zimmerman

Sarah Zimmerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walker Zimmerman, 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, at office, this 25th day of April, 2025.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Zimmerman, 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

Witness my hand, at office, this 25th day of April, 2025.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____