WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271780 DEEDWARR
05/12/2025 10:51:30 AM 2 pgs
Fees: $13.00 Taxes: $5,265.10
20250512-0037146

File #25-TC-1213-O

(SEAL) LINDA M. SMITH WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,423,000.00.

Angela Morrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2025.

Linda M Smith
Notary Public
MY COMMISSION EXPIRES: 3/17/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katrina Martino and Devin Ghazi	United Wholesale Mortgage LLC	
(NAME) **1213 Holly Street**	(NAME) 700 South Blvd East	**083 09 0 253.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARL E.W. ZEHNER AND LEONARD C. LINDSAY, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATRINA MARTINO, AND DEVIN GHAZI,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 on the EAST EDGEFIELD PLAN of Lots the Easterly 52 feet, of record in Plat Book 21, Page 147, Register's Office for said County.

Said portion of Lot No. 28, which is a corner lot, fronts 52.0 feet on the Northerly margin of Holly Street, formerly Elm Street and fronts 170.0 feet on the Westerly margin of South 13th Street, formerly Anne Street and extends back 170.00 feet on the Westerly line and 52.0 feet on the Northerly line fronting on an alley to a point of intersection.

Being the same property conveyed to Carl E. W. Zehner and Leonard C. Lindsay, both unmarried as joint tenants with right of survivorship, by Warranty Deed from Jennifer C. Mayor and Catherine G. Darnell, both unmarried, of record in Book 7166, Page 958, in the Register's Office of Davidson County, Tennessee, dated March 11, 1987 and recorded on March 12, 1987. Carl E. W. Zehner and Leonard C. Lindsay have since married.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD PLAN, as recorded in Plat Book 21, Page(s) 147.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1213 Holly Street, Nashville, TN 37206.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th day of April, 2025.

Carl E.W. Zehner

Leonard C. Lindsay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2025, before me personally appeared Carl E.W. Zehner, 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 29th day of April, 2025.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2025, before me personally appeared Leonard C. Lindsay, 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 29th day of April, 2025.

Notary Signature
My commission expires:

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

I, Andy Maloney, 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 **4/29/2025** (date of document).

Affiant Signature
Date **4/29/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **29** day of **April**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY