THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1272304 DEEDWARR 05/13/2025 09:22:30 AM 3 pgs Fees: $18.00 Taxes: $1,535.50 20250513-0037427	STATE OF Tennessee) COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is: $415,000.00 Shannon Grilli Affiant Subscribed and sworn to before me, this 9th day of May, 2025. Notary Public My Commission Expires: 06/17/28 JORDAN SELLERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Marc Appel and Annabela Mendizabal 3125 Lake Drive Nashville, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 086 14 0B 052.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB AARON HOUK AND SYDNEY LEIGH CHADWELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARC APPEL AND ANNABELA MENDIZABAL,** as joint tenants (collectively, "Grantee"), Grantee's 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 Lot No.128, on the Plan of Revised Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 248 and 249 (erroneously omitted in prior deeds), as revised in Plat Book 6900, Pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Jacob Aaron Houk and Sydney Leigh Chadwell, as joint tenants with right of survivorship by Deed dated November 8, 2021 from Zillow Homes Property Trust, a Delaware Statutory Trust, recorded December 6, 2021, in Instrument Number 202112060161439, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **3125 Lake Drive, Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 8th day of April, 2025.

JACOB AARON HOUK

SYDNEY LEIGH CHADWELL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB AARON HOUK AND SYDNEY LEIGH CHADWELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of May 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Shannon Gilbert, 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 May 8, 2025.

Date

Shannon Gilbert

Affiant Signature

5/8/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Jordan Sellers

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY