Karen Johnson Davidson County
Batch # 1279366 DEEDWARR
05/29/2025 03 01 04 PM 2 pgs
Fees $13 00 Taxes $2,590 00
20250529-0042239

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (LM) Title No.. 64043
Dav Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Mark D. Zettl Trust dated February 19, 2016 The Tracy J. Zettl Trust dated February 19, 2016 40 W 553 Old Mill Ct Elgin, IL 60124	The Mark D. Zettl Trust dated February 19, 2016 The Tracy J. Zettl Trust dated February 19, 2016 40 W 553 Old Mill Ct Elgin, IL 60124

TAX MAP PARCEL NUMBERS: 09106034600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Boyd Haigh and Haley Evans Haigh, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Zettl, Trustee of the Mark D. Zettl Trust dated February 19, 2016, and Tracy J. Zettl, Trustee of the Tracy J. Zettl Trust dated February 19, 2016,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1408 of Block 198 on the Plan of Extension of Plan No 1 West Nashville, of record in Book 57, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Boyd Haigh and Haley Evans Haigh, husband and wife, by Warranty Deed from Chase Harriman and Hannah Lea Harriman f/k/a Hannah Ladendorf, husband and wife, dated June 29, 2020, and recorded on July 2, 2020, of record in Inst No. 20200702-0071656, Register's Office for Davidson County, Tennessee.

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2025, and subsequent years, All Matters shown on the Plan of record in Book 57, page 173, said Register's Office; Easement to the City of Nashville for sanitary sewer of record in Book 1493, Page 502, said Register's Office; and Easement to Nashville, Chattanooga, and St Louis Railway of record in Book 340, Page 553, said Register's Office.

This is improved property, known as 5503 B Kentucky Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2025.

James Boyd Haigh

Haley Evans Haigh

State of Tennessee

County of Davidson

On this 23rd day of May, 2025, before me the undersigned authority, personally appeared James Boyd Haigh and Haley Evans Haigh, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Sworn and subscribed before me this 27th day of May, 2025

Notary

My Commission Expires

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028