Karen Johnson Davidson County
Batch# 1279900 DEEDWARR
05/30/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20250530-0042637

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Ernzen and Fionna Feller	Bank of America, N.A.	
(NAME)	(NAME)	
336 Chesterfield Avenue	8011 Villa Park Drive	104 10 0 077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KIMBERLY ANN ZOUBEK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN ERNZEN AND FIONNA FELLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 40 on the Plan of BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, of record in Plat Book 332, Pages 124 and 125, Register's Office for said County, as follows:

Said Lot No. 40 fronts 60 feet on the Easterly side of Chesterfield Avenue and extends back 205 feet on the Southerly line and 199.6 feet on the Northerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Ethan J. Zoubek and Kimberly Ann Zoubek, husband and wife, by Warranty Deed from Mark Rawls and Adrianne Rawls, husband and wife, of record in Instrument No. 20201211-0145343, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020 and recorded on December 11, 2020.

Being the same property conveyed to Ethan John Zoubek and Kimberly Ann Zoubek, Co-Trustees of the Zoubek Family Revocable Trust dated December 18, 2020, by Quitclaim Deed from Ethan J. Zoubek and Kimberly Ann Zoubek, husband and wife, of record in Instrument No. 20201222-0152006, in the Register's Office of Davidson County, Tennessee, dated December 18, 2020 and recorded on December 22, 2020.

Being the same property conveyed to Kimberly Ann Zoubek, by Quitclaim Deed from Ethan John Zoubek and Kimberly Ann Zoubek, Co-Trustees of the Zoubek Family Revocable Trust dated December 18, 2020, of record in Instrument No. 202505300042636, in the Register's Office of Davidson County, Tennessee, dated March 12th, 2025 and recorded on May ____, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-472

unimproved ___
This is improved x property, known as 336 Chesterfield Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of May, 2025

KIMBERLY ANN ZOUBEK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Ann Zoubek, the bargainor, 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 and official seal this 29 day of May, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

MO2025-472

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/29/25.

Affiant Signature

5/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY