Name and Address of New Owner:
Jason Zimmer and Aubresca Zimmer
18449 W Desert Lane
Surprise, AZ 85388

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1279977 DEEDWARR
05/30/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250530-0042749

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 094160E12200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David J. Reed and Christina Eckert**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason Zimmer and Aubresca Zimmer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 122 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672 as shown on the Fifth Amendment to said Master Deed in Instrument No. 20080507-0047102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David J. Reed by Quitclaim Deed from Amanda K. Reed dated August 22nd 2013 and recorded September 6th 2013 of record in Instrument No. 20130906-0094090, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 202 Spence Lane Unit 103, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2025.

_____(SEAL)
David J. Reed

_____(SEAL)
Christina Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared David J. Reed and Christina Eckert, 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 May, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

202505300042749

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 5/29/25 (date of document).

Affiant Signature

5/30/25
Date

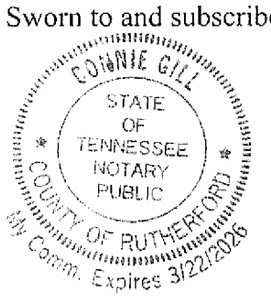
State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26



NOTARY'S SEAL