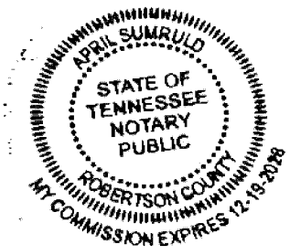
Karen Johnson Davidson County
Batch# 1280731 DEEDWARR
06/03/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20250603-0043399

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

April Sumrud
Notary Public

My commission expires: 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donald Reed	Renasant Bank	080 08 0 224.00
3261 Hinkle Drive	2200 Abbott Martin Rd. Ste. 103	
Nashville, TN 37218	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM V. VAN ZANDT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD REED, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 78 on the Plan of SECTION FOUR, BORDEAUX HILLS, as of record in Plat Book 3600, Page 49, Register's Office for said County, and described as follows:

Beginning at a point on the East side of Ogden Drive at the corner of Lots 78 and 79; thence North with said Drive, 74.6 feet to a monument; thence around a curve in a Northeasterly direction 38.67 feet to a monument in the South margin of Hinkle Drive; thence East with said Drive, 65 feet to a corner of Lots 77 and 78; thence South with the line between said lots, 102.93 feet to the corner of Lots 78 and 79; thence West with the line between said lots, 94.47 feet to the point of the Beginning.

Being the same property conveyed to Ida M. Owens, by Warranty Deed from Eugene R. Carter, of record in Book 4857, Page 307, in the Register's Office of Davidson County, Tennessee, dated October 02, 1974 and recorded on October 03, 1974.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, D.C., by Substitute Trustee Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20180205-0011352, in the Register's Office of Davidson County, Tennessee, dated January 23, 2018 and recorded on February 05, 2018.

Being the same property conveyed to William V. Van Zandt, by Final Decree Confirming Sale from Maria M. Salas, Clerk and Master and Foreclosure Commissioner, of record in Instrument No. 20220824-0095552, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on August 24, 2022. And also see Report of Sale of record in Instrument No. 20220623-0072045.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3261 Hinkle Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2025.

William V. Van Zandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William V. Van Zandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30. 2025.

Affiant Signature

3rd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028