Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000 00 Affiant Subscribed and sworn to before me, this the 12th day of June, 2025 Notary Public My commission expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1284622
06/16/2025 10 00 50 AM
Fees $13 00 Taxes $1,628 00
20250616-0046647

Davidson County
DEEDWARR
2 pgs

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
Marcus Affeldt and Stacey Affeldt	New Owner(s)	073-12-0-061 00
2413 Dundee Lane		
Nashville, TN 37214		

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, **JACK YOUNG ZEGLOVITCH AND SAMANTHA DANIELLE SIEBMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS AFFELDT, AND STACEY AFFELDT** * , 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section 1, Sunset View, of record in Book 2331, Page (s) 100 and 101, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Travis Ray Foster and wife, Sarah S. Foster, by Warranty Deed from Kimbrough-Phillips Company (now Kimbrough-Kavanaugh and Associates), of record in Book 3993, Page 321, dated March 2, 1966 and recorded on March 3, 1966 in the Register's Office for Davidson County, Tennessee.

Said Travis Ray Foster having deceased on or about December 28, 2018, vesting Sarah S. Foster as surviving tenant.

Said Sarah S. Foster having deceased on or about January 15, 2021. Probate of record in Docket No. 21P872 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Jack Young Zeglovitch and Samantha Danielle Siebman by Warranty Deed from Scott Allen Foster and Travis Wayne Foster of record in Instrument No. 20220224-0021129 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 24, 2022.

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 2413 Dundee Lane, Nashville, TN 37214, 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 12th day of June, 2025.

Jack Young Zeglovitch

Samantha Danielle Siebman

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 Jack Young Zeglovitch and Samantha Danielle Siebman, 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 12th day of June, 2025.

Notary Public

My Commission Expires: 11-8-28

