Karen Johnson
Batch # 1296772
07/11/2025 10:35:05 AM
Fees: $13.00 Taxes: $2,216.30

Davidson County
DEEDWARR
2 pgs

20250711-0054645

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17051-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00. Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2025 Kim Murray Notary Public MY COMMISSION EXPIRES: 3/7/26 (AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Markham and Caroline O. Garvin		
4400 Belmont Park Ter #212	New Owner	131-03-0C-212.00-CO
Nashville, TN 37215		
(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, WE, **Evelyn H. Zerfoss, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas F. Markham and Caroline O. Garvin, 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 Building Site No. 212 on the Plan of Arden Place, Section VIII, as of record in Book 5210, Page 7, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas B. Zerfoss, Jr. and wife, Evelyn H. Zerfoss by Warranty Deed from Martha L. Henegar and Lucile A. Henegar, both unmarried of record in Book 6847, page 310, Register's Office for Davidson County, Tennessee, dated April 30, 1986 and recorded on May 05, 1986. The said Thomas B. Zerfoss, Jr. having since died on or about November 30, 2020, leaving Evelyn H. Zerfoss surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4400 Belmont Park Ter #212, Nashville, TN 37215**

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 the 8th day of July, 2025

Evelyn H. Zerfoss

Evelyn H. Zerfoss
By: William T. Calton, Attorney-in-Fact

STATE OF GA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William T. Calton** 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 on behalf of **Evelyn H. Zerfoss**, as her Attorney-in-Fact, as the free act and deed of the within named **Evelyn H. Zerfoss**.

Witness my hand and official seal this the 8th day of July, 2025

My Commission expires 10/10/2026

Notary Public

BONIFACE G ECHOLS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 10, 2026