WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1342103 DEEDWARR
11/05/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251105-0088027

File #25-DW-2401-W

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
David McIntyre and Patricia McIntyre	**First Community Bank**	
(NAME)	(NAME)	**117 07 0J 014.00**
2041 Lombardy Avenue	**207 Elm Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Shelbyville, TN 37162**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAMELA L. ZIMMERMAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID MCINTYRE AND PATRICIA MCINTYRE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2041 of The KINGSBRIDGE CONDOMINIUMS, a horizontal property regime of the established pursuant to the Provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15; Book 9539, Page 564 and Instrument No. 20051116-0138698, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Pamela L. Zimmerman, by Warranty Deed from Thomas F. Frist, Sr., and wife, Dorothy Cates Frist, of record in Book 9621, Page 783, in the Register's Office for Davidson County, Tennessee, dated March 16, 1995 and recorded on March 17, 1995.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALTER STOKES HOMEPLACE SUBDIVISION NO. 1, as recorded in Plat Book 974, Page 92.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KINGSBRIDGE Condominium of record in Book 7105, Page 777, as amended in Book 7457, Page 15; Book 9539, Page 564 and Instrument No. 20051116-0138698, and Allocation of Parking Space P-3 recorded in Book 8419, Page 113; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1109, Page 353; as modified in Book 1133, Page 85.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6763, Page 357.

* Charter for The Kingsbridge Condominium Association recorded as Book 7182, Page 221, and restated in Book 7182, Page 216, and amended in Book 7817, Page 947 and Book 7912, Page 543.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2041 Lombardy Avenue, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th day of October, 2025.

Pamela L. Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared Pamela L. Zimmerman, 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 October, 2025.

Notary Signature
My commission expires:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of October, 2025.

Denise Woods
Affiant Signature
Date 10-29-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____



