WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1342807 DEEDWARR
11/07/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20251107-0088919

File #25-TC-0225-A

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)
Victoria Zambito	New Owner	
(NAME)	(NAME)	**043 14 0 191.00**
225A Hillcrest Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

DANIEL S. JAMES AND ELIZABETH E. VESTAL, HUSBAND AND WIFE,

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

VICTORIA ZAMBITO, SINGLE WOMAN,

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 being located in Davidson County, Tennessee, being Lot No. 30 of Block "B" on the Plan of YOWELL PLACE, as of record in Plat Book 974, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel S. James and Elizabeth E. Vestal, as joint tenants, by Warranty Deed from John Bartow, married, of record in Instrument No. 20200107-0001950, in the Register's Office for Davidson County, Tennessee, dated January 3, 2020 and recorded on January 7, 2020. Daniel S. James and Elizabeth E. Vestal have since married

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YOWELL PLACE, as recorded in Plat Book 974, Page(s) 61.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **225A Hillcrest Drive, Madison, TN 37115**.

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 6th day of November, 2025.

Daniel S. James

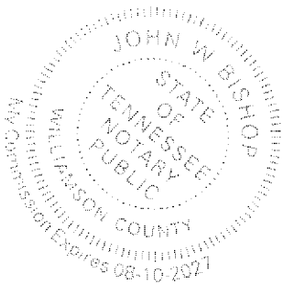
Elizabeth E. Vestal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2025, before me personally appeared Daniel S. James, 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 6th day of November, 2025.

Notary Signature
My commission expires:

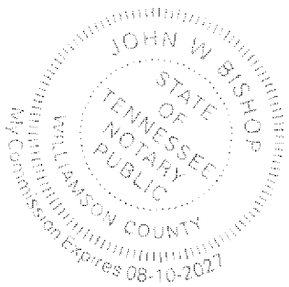


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2025, before me personally appeared Elizabeth E. Vestal, 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 6th day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **November 6, 2025**.

Date

Affiant Signature

11/06/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

