Karen Johnson Davidson County
Batch# 1348471 DEEDWARR
11/20/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251120-0092783

Name and Address of New Owner:
Rachel H. Kramer
4413 Frost Street
Nashville, TN 37214

Send Tax Bills To:
CROSS COUNTRY MORTGAGE, LLC
2160 SUPERIOR AVE
CLEVELAND, OH 44114

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 062-02-0B-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Zingale and Reid Zingale, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel H. Kramer, sole ownership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9, as shown on the map entitled Abbington Park, Phase One- Section One, of record in Instrument No. 20030328-0041019 and amended in Instrument No. 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel Zingale and Reid Zingale, a married couple by Warranty Deed from Bryan Salzberg and Ashley Marie Salzberg, husband and wife of record in Instrument No. 20240507-0033655 Register's Office for Davidson County, Tennessee, dated May 3, 2024 and recorded on May 7, 2024.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of November, 2025.

Rachel Zingale (SEAL)
Rachel Zingale

Reid Zingale (SEAL)
Reid Zingale

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of November, 2025, before me personally appeared Rachel Zingale and Reid Zingale, 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 17th day of November, 2025.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of November, 2025.

Carmen Coats
Notary Signature
My commission expires: 3/3/26

CARMEN COATS
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 November 17.

Affiant Signature

20th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 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