Karen Johnson Davidson County
Batch# 1388977 DEEDWARR
03/05/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260305-0017681

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ TEXAS RB
COUNTY OF TAYLOR

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

RENSHE . BICKFORD
Notary Public, State of Te-
Co in Expi s 05-28-2028
Not ry 'D 134920371

Subscribed and sworn before me this the 13th day of February, 2026.

Notary Public
My commission expires: May 28. 2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marina Campbell		108-16-0 082.00
1304 Island View Ct.		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINA ZAVATCHEN AND DANIEL PETER ZAVATCHEN, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARINA CAMPBELL**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 A, First Revision, Zone Lot Division of Lot 32, Lakeview Hills, Section 3, of record in Plat Book 5190, Page 728, and amended in Book 8250, Page 743, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christina Zavatchen and Daniel Peter Zavatchen, wife and husband, by deed dated 04/10/2023, from David A. Hoon and Kathryn M. Hoon FKA Kathryn M. Wenner, married, of record in Instrument No. 20230424-0029900, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1304 Island View Ct., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 13th day of February, 2026.

Christina Zavatchen

Daniel Peter Zavatchen

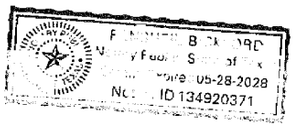
STATE OF TEXAS
COUNTY OF TAYLOR

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christina Zavatchen and Daniel Peter Zavatchen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2026.

My commission expires:
May 28, 2028

Notary Public



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/3/26 (date of document)

Regina Sullo
Affiant Signature

3/3/26
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of February, 20

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

