Karen Johnson Davidson County
Batch# 1390545 DEEDWARR
03/10/2026 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260310-0018745

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th **DAY OF MARCH, 2026.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

10-NSH26-10724

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marissa Sue Zukowski and David Alexander Zukowski 2048 Ransom Place Nashville, TN 37217		135 14 0B 044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carrie L. Holt, an ~~unmarried~~ woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marissa Sue Zukowski and David Alexander Zukowski, wife and husband** , hereinafter called the Grantees, their successors 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 Lot No. 43 on the Plan of Section One, Phase Two, Ransom Place of record in Plat Book 7900, Page 463, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carrie L. Holt, an unmarried woman, by Warranty Deed from Karan Holt, a married woman, of record in Instrument No. 20211001-0132306, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021 and recorded on October 01, 2021.

Tax identification No. 135 14 0B 044.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2048 Ransom Place, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 2nd day of March, 2026

Carrie L. Holt

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carrie L. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Columbia, Tennessee, this 2nd day of March, 2026.

Notary Public

My Commission Expires: 01/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I Addie Dilworth, 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 **March 2, 2026**.

Date

Affiant Signature **03/09/2026**
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **9th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)