Karen Johnson Davidson County
Batch# 1428004 DEEDWARR
06/04/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20260604-0050601

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Juana J. Bryant
Affiant

Subscribed and sworn to before me, this 1st day of June, 2026.

Jenny Gill
Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sabrina Akins		**162010B01900CO**
448 Claircrest Dr	Old National Bank One main Street	
Antioch, TN 37013	Evansville IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Keith Sanzo and Nataliia Johnson-Sanzo, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabrina Akins a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 19 on the Plan of Clairmont Townhomes, Phase I, a Horizontal Property Regime, located on Claircrest Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of Clairmont, Phase I, a Horizontal Property Regime, recorded in Plat Book 6050, Page 286, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Keith Sanzo and Nataliia Johnson-Sanzo, husband and wife, by Quitclaim Deed from Kendall Odell Johnson, dated December 13, 2017, of record in Instrument No. 20171214-0127556, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Dedication of Sidewalk Easement and right of way in favor of metropolitan Government of Nashville of record in Instrument Number 202311010085653, in the Register's Office for Davidson County, Tennessee.

Master deed of record in Book 7096, Page 940 and Amendment recorded in Book 7108, Page 98, Book 7117, page 70 and book 7637, Page 319, in the Register's Office for Davidson County, Tennessee.

Deed conveying common areas of record in Book 8673, Page 523 and Book 7000, Page 153, and Book 7370, page 995 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 448 Claircrest Dr, Antioch, TN 37013.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

_____ Date: 5/29/26
John Keith Sanzo

_____ Date: 5/29/26
Nataliia Johnson-Sanzo

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, John Keith Sanzo and Nataliia Johnson-Sanzo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

_____
NOTARY PUBLIC

My Commission Expires:_____



Certificate of Authenticity

I, Maxine J. Rucker, do hereby make an 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 5-29-2026.

Name: Maxine J. Rucker
Title: **Authorized Agent**

Date 6/1/2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6/1/2026.

Notary Public – Jennifer Chandler-Cole

My Commission Expires: 10/04/2027

