Karen Johnson Davidson County
Batch# 1429567 DEEDWARR
06/09/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260609-0051648

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $550,000.00

Affiant

Subscribed and sworn before me this the 3rd day of June, 2026

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Oliver Justice and Hannah Justice 7012 Cotton Blossom Lane Nashville, TN 37221	Northpointe Bank 5303 28th Street Ct SE Grand Rapids, MI 49546	141-15-0A 036 00

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, **CHARLES A. ZIMMERMAN AND DARBY ZIMMERMAN, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BENJAMIN OLIVER JUSTICE AND HANNAH JUSTICE, HUSBAND AND WIFE**, 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. 60 on the Plan of SECTION I, ROLLING RIVER ESTATES, of record in Book 4860, page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description

Being the same property conveyed to Charles A. Zimmerman and Darby Zimmerman, wife and husband, by deed dated 03/14/2024, from Mahadi Kadam Al Moula, a married man, joined by wife, Shyman M. Al Moula, of record in Instrument No. 20240320-0019261, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7012 Cotton Blossom Lane, Nashville, TN 37221

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 28th day of May, 2026.

Charles A. Zimmerman
Signed with Stavvy
Charles A. Zimmerman

Darby Zimmerman
Signed with Stavvy
Darby Zimmerman

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Zimmerman and Darby Zimmerman, 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 28th day of May, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

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 June 3. 2026

Affiant Signature

5th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026

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

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