(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Mail > Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1456669
08/10/2026 08:40:30 AM
Fees: $13.00 Taxes: $2,368.00

Davidson County
DEEDWARR
2 pgs

20260810-0073231

39-B
File #26-1230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric A. Appelt and Rachel G. Appelt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy R. Zenner, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page 339 through 347and amended in Plat Book 7900, Pages 888-889, 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 Eric A. Appelt and wife, Rachel G. Appelt by Warranty Deed from Joshua B. Webb and Heather A. Webb, husband and wife of record in Instrument No. 20101103-0088050, Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 03, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6921 Collinswood Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Timothy R. Zenner 6921 Collinswood Drive Nashville, TN 37221	GMG Mortgage, Inc. 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	155-08-0C-109.00

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2026.

Eric A. Appelt

Rachel G. Appelt

State of Maryland)
County of Howard **)**

On this 3rd day of August, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric A. Appelt and Rachel G. Appelt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 06/27/2027

DORTHEA FERREN
Notary Public - State of Maryland
Anne Arundel County
My Commission Expires Jun 27, 2027

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 640,000.00.**

Affiant

Sworn and subscribed before me on this the 5 day of August, 2026.

Notary Public

My Commission Expires: 10.29.28

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY