WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1464876 DEEDWARR
08/27/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260827-0079630

THIS INSTRUMENT WAS PREPARED BY
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Zola and Rachel Zola	**FirstBank, ISAOA/ATIMA**	**141-05-0A-103.00-CO**
(NAME) **684 Wolfeboro Lane**	(NAME) **722 Columbia Avenue**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **Karanvir Singh and Kiranjit Kaur, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **Zachary Zola and Rachel Zola, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Avondale Park, Phase 1, Section 2 of record in Plat at Instrument No. 20081218-0121117, 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 Karanvir Singh and Kiranjit Kaur, husband and wife by Warranty Deed from Dinesh Reddy Pasam and Chitra Seeram, husband and wife of record in Instrument No. 20230627-0049033 Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on June 27, 2023.

This is **( ) unimproved (x) improved** property known as: **684 Wolfeboro 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 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 is 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.

Witness my/our hand (s) this the 21st day of August, 2026.

Karanvir Singh

Karanvir Singh

Kiranjit Kaur

Kiranjit Kaur

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of August, 2026, before me personally appeared Karanvir Singh and Kiranjit Kaur, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2026.

Carol M Holmes

Notary Signature
My commission expires: 6/2/30



True Copy Certification

I, **Tonya Cherry,** 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 this the 21 day of August, 2026.

Affiant Signature
Date 8-21-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028