WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 09:42 2pgs
Fees:13.00 Taxes:333.00

20030508-0061622

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd

Notary Public

MY COMMISSION EXPIRES: 3/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheron Sherman Jr.	Sheron Sherman Jr.	
(NAME)	(NAME)	
1309 Hickory Park Court, W.	1309 Hickory Park Court	162.16-0-036.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Todd Zeitlin, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheron Sherman Jr., 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. 45A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by Deed from Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, dated December 18, 1998, and recorded February 25, 1999, in Book 11355, page 779, Register's Office for Davidson County, Tennessee; the said Barry Zeitlin having conveyed his interest in said property to Todd Zeitlin, Trustee, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, by Quitclaim Deed dated November 19, 2001, and recorded November 30, 2001, in Instrument No. 200111300131881, said Register's Office; the said Linda Zeitlin having conveyed her interest in said property to Todd Zeitlin, Trustee, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, by Quitclaim Deed dated 4/3/03, and recorded 20030508-0061621, in Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1309 Hickory Park Court W, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 3rd day of April, 2003.

Todd Zeitlin, Trustee

By: Todd P. Zeitlin, Trustee
Todd Zeitlin, Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Judy Binkley, a Notary Public in and for said County and State, the within named Todd Zeitlin, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of April, 2003.

JUDY BINKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Judy Binkley

NOTARY PUBLIC

My Commission Expires: 5/26/05