WARRANTY DEED

Bill Garrett Davidson County
Batch# 86000 **DEEDWARR**
04/27/2018 03:29:07 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180427-0040068

File No.: ALW-18-5025-5F

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

David P. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID P. YOUNG, SR.	NEW OWNER	131010D03100CO
(NAME)	(NAME)	
5025 HILLSBORO PIKE, APT 5F		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID ZENT, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST AND ESTATE OF SHIRLEY ZENT, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID P. YOUNG, SR. AN UNMARRIED MAN,,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 31, also known as 5-F, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

Being the same property conveyed by Warranty Deed from Janice Tate Zeitlin, devisee under the will of Jesse G. Tate, deceased to David Zent and Shirley Zent, husband and wife as recorded on the 14th day of June, 2013 in Instrument No. 20130614-0060931 and a portion of Quitclaim Deed from David Zent and Shirley Zent to a one-half (1/ 2) undivided interest in the Property to David Zent, his heirs and assigns, as a tenant-in-common and a one-half (1/ 2) undivided interest to Shirley Zent, her heirs and assigns, as a tenant-in-common as recorded on the 16th day of August, 2016 in Instrument No. 20160816-0085554, in the Register's Office of Davidson County, Tennessee.

SHIRLEY ZENT HAVING PASSED AWAY ON 02/11/2018.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 HILLSBORO PIKE, APT 5F, NASHVILLE, TN 37215
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 24th day of April, 2018.

David Zent by RZ

DAVID ZENT BY ROY ZENT, ATTORNEY-IN-FACT

ESTATE OF SHIRLEY ZENT

RZ

BY: ROY ZENT
ITS: EXECUTOR

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of April, 2018, before me personally appeared ROY ZENT to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAVID ZENT and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ZENT.

Witness my hand and official seal, this the 24th day of April, 2018.

Notary Public
My Commission Expires 3/10/2019

AMY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of April, 2018, before me personally appeared ROY ZENT, EXECUTOR of the ESTATE OF SHIRLEY ZENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of April, 2018.

Notary Public
My Commission Expires: 3/10/2019

AMY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171