THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RM-18-4000

Karen Y Johnson Davidson County
Batch# 168622 **DEEDWARR**
11/29/2018 03:18:51 PM 2 pgs
Fees: $13.00 Taxes: $2,515.63

20181129-0116594

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sonja R. Pollack Zelasko et vir 4000 Brush Hill Road Nashville, TN37213	NEW OWNER	062-09-0-029

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Weitzel**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Sonja R. Pollack Zelasko,** hereinafter called the Grantee(s), her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows to wit: Mark A. Zelasko and wife,

Land in Davidson County, Tennessee, Being the Northerly 120 feet front and 120 feet, more or less, rear of lot No.6 Block "J" and 25 feet strip of abandoned road between lots 6 & 7 of Block "J" shown on the unrecorded map of Jackson Park River Section as set out on survey by W.B. Southgate, Surveyor dated April 1931 and being more particularly described as follows according to a boundary survey Ragan—Smith Associations, Inc. dated June 21, 1993 Job No. 93—090. Beginning at an existing iron pin at the end of rock wall on the Easterly right—of—way line of Brush Hill Road said pin being the Southwest corner of Lot No.7 on the above—noted plan and the Northwest corner of 25 feet abandoned road; thence with the common line between the South line of Lot No.7 and the North line of 25 ft abandoned road 588 degrees 18'59" E 339.0 ft to an iron pin set at the Southeast corner (by deed) of Lot No. 7 and being the Northeast corner of herein described tract, said pin also being on the Westerly bank of the Cumberland River; thence with the Westerly bank of Cumberland River and the Easterly line of lots as set out on plan by W.B. Southgate and crossing the end of 25 ft abandoned road 517 degrees 19'52" E 27.71 ft. to the point at the original Northeasterly corner of Lot No.6; thence continuing with the Westerly bank of the Cumberland river and the Easterly line of Lot No.7, 525 degrees 45'21" E 122.02 feet to a point. Said point being N 27 degrees 45'21" W 34.68 feet from the original Easterly corner of Lots 5 & 6 as measured along the Easterly line of Lot No.6; thence with the line parallel to and 30 feet North of the common line between Lots 5 & 6 N 89 degrees 00'32" W passing a witness iron pin set on top of bank at 25.0 feet, a total of 354.89 feet to an existing iron pin on the Easterly ROW line of Brush Hill Road; thence with the Easterly ROW line of Brush Hill Road and with old rock wall N 19 degrees 31'00" W 146.92 feet to the point of beginning and containing 46,597 sq. feet or 1.070 acres.

Included in this conveyance is an Ingress/Egress Easement of record in Book 4637, Page 538 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Weitzel and Sheryl Weitzel, husband and wife, by Warranty Deed from Micah Phillips and Jessica Phillips, husband and wife, of record on June 30, 2011, at Instrument No. 20110630-0050052, Davidson County Register of Deeds. Being further conveyed the same property to William Weitzel, by Quitclaim Deed from William Weitzel and Sheryl Weitzel, of record on December 27, 2016, at Instrument No. 20161227-0135259, Davidson County Register of Deeds.

William Weitzel and Sheryl Weitzel are now divorced.

This is improved property known as 4000 Brush Hill Road Nashville, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 16 **day of** November, **2018**:

William Weitzel

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Weitzel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **William Weitzel** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of November, 2018:

Connie Yates
Notary Public

CONNIE YATES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: July 29 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $679,900.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27th DAY OF November, 2018:

Notary Public

My Commission Expires: 2/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2020