THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Y Johnson Davidson County Batch# 182744 DEEDQC 01/11/2019 08:15:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20190111-0002936	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Anna Affiant Subscribed and sworn to before me, this 11th day of ~~November~~ December, 2018. Carrie Berry Notary Public My Commission Expires: July 16, 2020 CARRIE BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Anna Zeitlin 511 A & B Hamilton Ave Nashville, TN 37203	Send Tax Bills to: New Owner	Parcel ID No. 105 07 4K 001.00 105 07 4K 002.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA T. ZEITLIN, UNMARRIED, AND MANUEL S. ZEITLIN, MARRIED, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP** ("Grantors"), by these presents, do hereby quitclaim and convey unto **ANNA T. ZEITLIN** and her heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tracts or parcels of land in Davidson County being more particularly described as follows, to-wit:

See **Exhibit A**.

This is improved property, known as: **511 A & B Hamilton Ave, Nashville, TN 37203**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness our hands this the 11th day of November 2018, the bargaining party, having cause our names to be signed hereto on said day and date.

GRANTORS:

Anna T. Zeitlin

Manuel S. Zeitlin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **ANNA T. ZEITLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 11 day of November 2018.

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 6 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **MANUEL S. ZEITLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 11th day of November 2018.

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 6 2020

EXHIBIT A

UNIT A

Land in Davidson County, Tennessee, being Unit A, on the Horizontal Property Regime for Homes at 511 Hamilton, as recorded in the Declaration of Covenants, Conditions and Restrictions for Homes at 511 Hamilton of record in Instrument No. 20170607-0057179, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Anna T. Zeitlin, unmarried and Manuel S. Zeitlin, married, as joint tenants with the rights of survivorship from Jason Carnon, unmarried, recorded on March 18, 2014 in Instrument No: 20140318-0022259 said Register's Office.

UNIT B

Land in Davidson County, Tennessee, being Unit B, on the Horizontal Property Regime for Homes at 511 Hamilton, as recorded in the Declaration of Covenants, Conditions and Restrictions for Homes at 511 Hamilton of record in Instrument No. 20170607-0057179, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Anna T. Zeitlin, unmarried and Manuel S. Zeitlin, married, as joint tenants with the rights of survivorship from Jason Carmon, unmarried, recorded on March 18, 2014 in Instrument No: 20140318-0022259 said Register's Office.

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020