Karen Johnson Davidson County
Batch# 195098 DEEDWARRSP
02/13/2019 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190213-0013601

Commitment Number: 19350195

After Recording, Send To:
Boston National Title Agency, LLC
400 Rouser Rd. Bldg.2 – Suite 602
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Scott L. Zuckerman and **Autumn D Zuckerman**, 5102 Kentucky Ave Nashville TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 091070371.00

SPECIAL WARRANTY DEED

EXEMPTION: Section 67-4-409 (a) (4): no consideration

Scott L. Zuckerman, now married, hereinafter grantor, whose tax-mailing address is **5102 Kentucky Ave, Nashville, TN 37209**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Scott L. Zuckerman** and **Autumn D. Zuckerman**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **5102 Kentucky Ave, Nashville TN, 37209**, the following real property:

The following described real estate, situated and being located in Davidson County, Tennessee: Being Lots Nos. 1011 and 1013, Block 173, Plan of West Nashville No. 1, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Tax ID# 091 07 0 371.00
Property Address is: 5102 Kentucky Ave, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20120626-0055778 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091070371.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 2/4, 2019:

Scott L. Zuckerman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 4, 2019 by **Scott L. Zuckerman** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KEVIN BRADY
COMMISION EXPIRES
10-18-22

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is Ø.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ø.

Subscribed and sworn to before me

This 4th day of February, 2019.

Autumn D Zuckerman
Affiant

Autumn Zuckerman
Print Name

(Seal)

Notary Public

My commission expires:

10-18-22

Kevin Brady
Print Name

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bowley 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA