RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2019

NOTARY PUBLIC

My commission expires:

Karen Johnson Davidson County
Batch# 195964 DEEDWARR
02/15/2019 02:02:44 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20190215-0014299

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Zizka and Jamie M. Gabriel 748 Wolfe Boro Lane Nashville, TN 37221	Same address as new owner	141-05-0-A-067.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand and 00/100 Dollars ($349,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGORY S. UHL AND CUILAN ZHOU,BOTH UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC ZIZKA AND JAMIE M. GABRIEL, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Avondale Park, Phase 1, Section 3, of record in Instrument No. 20090318-0024198, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory S. Uhl and Cuilan Zhou, both unmarried, by Warranty Deed from Milford Vedaa, unmarried, dated 1/9/2017, recorded 1/11/2017, of record in Instrument No. 20170111-0003192, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Milford Vedaa and Sharalyn Vedaa, husband and wife, by Warranty Deed from Stephen P. Eubank, dated 11/18/2013, recorded 11/19/2013, of record in Instrument No. 20131119-0119339, in the Register's Office for Davidson County, Tennessee. The said Sharalyn Vedaa, having since died, thereby vesting title in Milford Vedaa, as surviving tenant by the entirety.

The address of the herein described property is believed to be 748 Wolfe Boro Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of February, 2019.

GREGORY S. UHL

CUILAN ZHOU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gregory S. Uhl and Cuilan Zhou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of February, 2019.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 3-8-22