Karen Johnson Davidson County
Batch# 250544 DEEDWARR
07/01/2019 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20190701-0063342

34766

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

G-C-19-1824

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Zeitlin	**Same as New Owner**	
(NAME)	(NAME)	**081-08-0-270.00**
1824 5th Ave N.	1824 5th Ave N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 consideration, the receipt of which is hereby acknowledged, **JORDAN HOBSON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFF ZEITLIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 13 on the Plan of D. T. McGavock's Subdivision (Erroneously referred to as D. T. McGavock's Second Addition in Deeds in Chain of Title)of record in Plat Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Hobson, a single person by Warranty deed from Matthew Gale, married of record in Instrument No. 20130910-0095350 Register's Office for Davidson County, Tennessee, dated September 04, 2013 and recorded on September 10, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1824 5th Ave N., Nashville, Tennessee 37208**.

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(S), 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 the 28th DAY OF JUNE, 2019.

Jordan Hobson by Kate Nyquist, Attorney in Fact
Jordan Hobson by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JORDAN HOBSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JORDAN HOBSON.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

