THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26182	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2019. Notary Public 1-6-20 MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 251780 DEEDWARR
07/02/2019 10:39:50 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190702-0064437

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hayes, Trustee	NEW OWNER	
700 51st Avenue North		10304036700
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cynthia A. Kershner, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Hayes, Trustee of the Commodore Irrevocable Trust dated May 31, 2019,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 80 on the Plan of West End Annex, as of record in Plat Book 332, Page 61, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 80 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley.

Being the same property conveyed to Cynthia A. Kershner, unmarried by Warranty deed from Carolyn Jan Scanlan, unmarried of record in Book 8348, page 482, Register's Office for Davidson County, Tennessee, dated May 08, 1991 and recorded on May 09, 1991.

Mark Manz joins in the execution of this instrument to convey his interest in the property as spouse of Grantor to the Grantee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4017 Utah Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 1ST day of July, 2019.

Cynthia A. Kershner

Mark Manz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia A. Kershner and Mark Manz,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1ST day of July, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE