THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621282

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2019.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 271728 DEEDWARR
08/15/2019 09:42:22 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190815-0081632

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Howard Glotzer and Charlotte Anna Meyer 2723 Benvenue Avenue Berkeley, CA 94705	New Owner	Tax Parcel ID No. 07209021300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Lee, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Howard Glotzer and Charlotte Anna Meyer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet front and 28 feet rear of Lot No. 23, on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County. Said part of Lot No. 23 fronts 40 feet on the Northerly side of Delmas Avenue and extends back 192 feet, more or less, on the Easterly line and 192 feet with the Easterly margin of the L&N Railroad, on the Westerly line to a dead line, measuring 28 feet thereon.

Being the same property conveyed to Jessica Lee, a single woman by Warranty Deed from Breck Goad, an unmarried man, recorded on the 27th day of July, 2016 in Instrument No. 20160727-0077107, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST HILL ADDITION, as recorded in Plat Book 332, Page(s) 33.

Provisions set forth in deed recorded in Book 2346, Page 347.

This is improved property located at 825 Delmas Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2019.

Jessica Lee By Karin Dicker Attorney in Fact

Jessica Lee
By: Karin Dicker, her 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, Karin Dicker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jessica Lee and that she is authorized by Jessica Lee to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of August 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021