WARRANTY DEED

Karen Johnson Davidson County
Batch# 274382 DEEDWARR
08/21/2019 09:23:25 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20190821-0083855

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Daniel Mercuri and Kimberly Mercuri	NEW OWNERS	104 10 0 245.00
(NAME)	(NAME)	
508 Lancaster Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Russell Zavitson and Mary Denise Zavitson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Mercuri and Kimberly Mercuri, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 4 on the Plan of The Resubdivision of Lots No. 172, 178 and the Southeasterly 60 feet of Lot No. 171 on the Map of Dr. R.W. Grizzard, not of record of record in Plat Book 4885, Page 42, 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 Russell Zavitson and Mary Denise Zavitson, husband and wife by Warranty Deed from Aletha Joyce Daily, unmarried, and Andrew Daily, unmarried dated January 03, 2019 and recorded January 07, 2019 as Instrument No. 20190107-0001582, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 & 510 Lancaster Avenue, Nashville, TN 37212

File Number: COM-1906819

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 our hands this 20th day of August, 2019

Russell Zavitson

Mary Denise Zavitson

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Russell Zavitson and Mary Denise Zavitson, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of August, 2019

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

Notary Public

My Commission Expires:

(SEAL)

File Number: COM-1906819