Karen Johnson Davidson County
Batch# 277723 DEEDWARR
08/29/2019 02:25:30 PM 6 pgs
Fees: $33.00 Taxes: $925.00
20190829-0087384

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34779-04-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 21st day of August, 2019. Notary Public My Commission Expires: 5/5/20 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Map and Parcel No.: 081 08 0263 00

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, James A. Moore, an unmarried man, and Norma M. Moore, an unmarried woman (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Jeff Zeitlin, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1823 5th Avenue North, Nashville, Tennessee 37208.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 21st day of August, 2019.

GRANTOR:

James A. Moore AKA James Albert Moore
by Delitta Jones as his Attorney in Fact

James A. Moore AKA James Albert Moore
by Delitta Jones as his Attorney in Fact

[SEE ATTACHED CALIFORNIA ACKNOWLEDGMENT]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 8-27-19 (Date) before me, Gale Ann Netherly, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Delitta Jones, Atty in Fact for James A. Moore AKA James Albert Moore (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GALE ANN NETHERLY
Notary Public - California
Los Angeles County
Commission # 2170266
My Comm. Expires Nov 30, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gale Ann Netherly (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 8-27-19 Number of Pages: 5
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Delitta Jones
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☑ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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GRANTOR:

Norma M. Moore

Norma M. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma M. Moore, 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.

Witness my hand and seal, at Office, this 29 day of August, 2019.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 482, North Nashville Real Estate Company Plan, as of record in Plan Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 482 fronts 50 feet on the West side of 56th Avenue, North, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Norma Moore by deed dated October 24, 1990, from Alice Christine Freidmann Mayo, unmarried of record in Book 8226, page 24, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 1992 of record in Book 8685, page 47, Register's Office for Davidson County, Tennessee, Norma M. Moore conveyed a one-half (1/2) undivided interest to James A. Moore.

James A. Moore and James Albert Moore being one and the same person.

This conveyance is made subject to:

1. City, County, and State general or special taxes and assessments for the year 2019 and subsequent years, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

