Karen Johnson Davidson County
Batch# 278153 DEEDWARR
08/30/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190830-0088048

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2019.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	**Send Tax Bill to:**	Tax Information:
Zachary Hillel Berkman 1022 Curdwood Blvd Nashville, TN 37216	MOVEMENT MORTGAGE, LLC 5224 CALVIN HALL RD INDIANLAND, SC 29401	061-11-0 181.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELSIE LARSON AND JEREMY LEE LARSON, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY HILLEL BERKMAN, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 4 and the easterly part of Lot No. 5 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Plan Book 421, page 178, Registers Office for Davidson County, Tennessee. Said parts of said lots described as follows:

Beginning in the southerly margin of Maplewood Boulevard at a point 67 feet westerly from the northeast corner of said lot No. 4, and running thence in a westerly direction along the southerly margin of said Maplewood Boulevard, 66 feet to a point in the southerly margin of Maplewood Boulevard, 67 feet and 4 inches easterly from the northwest corner of said lot No. 5; thence in a southerly direction parallel with the westerly line of said lot No. 5, a distance of 256 1/2 feet, more or less, to the northerly margin of McIver Street; thence in an easterly direction along the northerly margin of McIver Street, 66 feet, more or less, to a point in the northerly margin of McIver Street, 67 feet, more or less, westerly from the southeast corner of said lot No. 4; thence in a northerly direction parallel with the easterly line of said lot No. 4, a distance of 260 1/2 feet, more or lees, to the point of beginning, in the southerly margin of Maplewood Boulevard. (A portion of said lot 5 has been sold or an easement granted to Nashville Electric Service.)

Included in the above description but excluded therefrom is the following property conveyed from Walter Oscar Sanders and wife, Clarice France Sanders to Electric Power Board of the City of Nashville, by deed of record in Book 2096, page 111, of record in the Register's Office for, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 90 feet of the Westerly part of lot No. 4 and the southerly 90 feet of the easterly part of lot No. 5 on the Map of George Burris Subdivision of lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point on the northerly margin of McIver Street, 66.9 feet westerly from the southeast corner of Lot No. 4 on said Map; thence north 90 - 3/4 deg. east 90 feet; thence westwardly 65.9 feet, more or less, to the eastern boundary line of a part of Lot No. 5 conveyed to Aubrey L. Hunter and wife, by deed from Anna M. Roesch of record in Book 1308, page 381, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Hunter property southwardly 90 feet to the northerly margin of said McIver Street, 67.2 feet easterly from the southwest corner of said Lot No. 5; thence with the northerly margin of said street; eastwardly 65.9 feet to the beginning.

Being the same property conveyed to Elsie Larson and Jeremy Lee Larson, wife and husband, by deed from Richard O. Lobdell and wife, Nichole A. Lobdell, dated 05/19/2017, of record in Instrument No. 20170523-0051176, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1022 Curdwood Blvd, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 27th day of August, 2019.

Elsie Larson

Jeremy Lee Larson

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elsie Larson and Jeremy Lee Larson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2019.

My commission expires: Sept 20, 2020

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022