This Instrument Prepared by:
Oldham & Dunning, LLC
109 Public Square
Gallatin, TN 37066
(615) 452-1001

Karen Johnson Davidson County
Batch# 309754 DEEDWARR
11/01/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191101-0112823

ADDRESS OF NEW OWNER
Jeff Zeitlin
404 Taylor Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
081 08 0 276.00

35092

**WARRANTY DEED**

For and in consideration of the sum of money set forth below, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Rhonda Oldham and Patricia L. Gidcomb, by these presents do hereby transfer, grant, and convey unto Jeff Zeitlin, unmarried man, his heirs, successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

BEING Lot No. 7 on the Plan of D.T. McGavock's Subdivision North of the Horticultural Garden as of record in Plat Book No. 21, Page 64, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description. Said Lot No. 7 fronts 50 feet on the Easterly side of 5th Avenue North and runs back between parallel lines 168.5 feet to an alley in the rear.

Being the same property conveyed to James E. Gidcomb by Clerk and Master's Deed dated October 11, 1978 from Mrs. Fern McGee, Clerk and Master of record in Book 5352, page 261, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 19, 1986 of record in Book 6768, page 519, Register's Office for Davidson County, Tennessee, James E. Gidcomb (same person as James Edward Gidcomb) conveyed subject property to James E. Gidcomb and wife, Patricia E. Hall Gidcomb. Patricia E. Hall Gidcomb died on May 14, 2012, leaving her husband, James E. Gidcomb as surviving tenant by the entirety. James E. Gidcomb remained unmarried until he died on December 28, 2012. During his life time, the decedent, James E. Gidcomb had three children, Rhonda Oldham, Patricia L. Gidcomb and James E. Gidcomb, Jr. James E. Gidcomb, Jr. had previously died without issue on April 26, 1993 leaving Rhonda Oldham and Patricia L. Gidcomb as the sole surviving heirs at law of James E. Gidcomb and the property became vested in Rhonda Oldham and Patricia L. Gidcomb. The Estate of James E. Gidcomb was filed for Administration in Docket No. 13P163, Probate Court for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20130220-0017169 and Instrument No. 20130220-0017170, Register's Office for Davidson County Tennessee.

This is unimproved property which has a common address of 1812 5th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, all matters shown on the recorded plat, and the 2019 real estate taxes, which are being prorated between the parties and assumed by Grantee.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said

GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31 day of October, 2019.

Rhonda Oldham
Rhonda Oldham

Patricia L. Gidcomb
Patricia L. Gidcomb

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said State and County, Rhonda Oldham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of October, 2019.

SUE H. LANNING NOTARY PUBLIC SUMNER COUNTY, TENN.

Sue H. Lanning
NOTARY PUBLIC AT LARGE
My commission expires: 5-5 20 / 20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said State and County, Patricia L. Gidcomb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of October, 2019.

BRUCE N. OLDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires: 1/26/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me this
the 31 day of October, 2019

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

NOTARY PUBLIC
My commission expires:

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 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: October 2, 2023
Notary Seal:

