WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of December 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 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 0 246.00
(NAME) 508 Lancaster Ave	(NAME)	Karen Johnson Davidson County Batch# 335644 DEEDWARR 12/27/2019 11:29:30 AM 2 pgs Fees: $13.00 Taxes: $2,257.00 20191227-0133842
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(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 wife, Denise Zavitson**, 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. 3 on the Plan of the Resubdivision of Lot Nos. 172, 178 and the southeasterly 60 feet of Lot No. 171 on the Map of Dr. R. W. Grizzard, not or record, which Resubdivision is of record in Plat Book 4885, Page 42 (vacating Book 4885, Page 34 and erroneously referenced in prior documents), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but hereby excluded from the above being that portion of the property conveyed to the State of Tennessee, of record in Book 5996, Page 101, of said Register's Office.

Being the same property conveyed to Russell Zavitson and wife, Denise Zavitson, as tenants by the entirety by Deed to Create an Estate by Entireties from Russell Zavitson a/k/a Russ Zavitson dated November 20, 2015 and recorded November 23, 2015 in Instrument No. 20151123-0118468, 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.

EFFECTIVE DATE OF DEED IS DECEMBER 27, 2019

File Number: COM-1906828

unimproved ☐

This is improved ☒ property, known as 504 & 506 Lancaster Ave., Nashville, TN 37212

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 10 day of December, 2019.

Russell Zavitson

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 wife, Denise Zavitson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10 of December, 2019.

Notary Public

My Commission Expires:

(SEAL)

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct cop of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: COM-1906828