THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35293-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $604,900.00. Affiant Subscribed and sworn to before me this 19th day of February, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Cynthia Frances Edwards Glenn Edwards 1820 A 4th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081081I00200CO

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, **Jeff Zeitlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia Frances Edwards and Glenn Edwards, wife and husband** ("Grantee"), their 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 1820 A 4th Avenue North, Nashville, TN 37208.

This property is not now nor has it ever been the marital residence of Grantor.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Karen Johnson Davidson County
Batch# 362769 DEEDWARR
02/25/2020 10:08:13 AM 3 pgs
Fees: $18.00 Taxes: $2,238.13

20200225-0020697

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of February, 2020.

Jeff Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2020.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1820 4th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20190412-0033770, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Jeff Zeitlin, unmarried, by deed from 1820 4th Avenue North, LLC, a Tennessee limited liability company, of record in Instrument No. 20190412-0033769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 081081I00200CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for 1820 4th Avenue North, a horizontal property regime with private elements, of record in Instrument No. 20190412-0033770, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20190412-0033770, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Book 21, Page 64 in the Register's Office for Davidson County, Tennessee.