Karen Johnson Davidson County
Batch# 375815 DEEDWARR
03/23/2020 10:49:32 AM 2 pgs
Fees: $13.00 Taxes: $2,375.40

20200323-0031334

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $642,000.00.

Sherry Hatch
Affiant

Subscribed and sworn to before me, this 20 **day of March, 2020.**

M. Catherine Clearwater
Notary Public
My commission expires: 3-8-2021

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

02-2003-50833

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alan Mark Zoltie and Wendy Sue Makinen 1514 A Kirkwood Avenue Nashville TN 37212	NEW OWNER	117-04-0-P-001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cushman Properties, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alan Mark Zoltie, unmarried, and Wendy Sue Makinen, unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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 Unit No. 1514A, on the Plan of Homes at 1514 Kirkwood, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130712-0072466, Register's Office for said County, to which plan reference is hereby made for a more complete description, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Cushman Properties, LLC by Deed of Correction and Quitclaim Deed from Trey Cushman and Cushman Properties, LLC, dated November 29, 2018, recorded November 30, 2018, of record in Instrument No. 20181130-0116788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1514 A Kirkwood Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20 day of March, 2020.

Cushman Properties, LLC

Trey Cushman, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Trey Cushman,** 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 and who further acknowledged that he is the Sole Member of Cushman Properties, LLC and that he is authorized by Cushman Properties, LLC to execute this instrument on its behalf..

Witness my hand in Brentwood, TN, this 20 day of March, 2020.

Notary Public

My Commission expires: 07/24/2023

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY