Karen Johnson Davidson County
Batch# 412227 DEEDWARR
06/09/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20200609-0058829

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $145,000

Cynthia Oldham
Affiant Signature

Subscribed and sworn to before me on this the 28 Day of May, 2020

Notary Public

My Commission expires 10 / 2 / 23

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Cynthia A. Oldham
149 Ellington Place
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 051100B01200CO

WARRANTY DEED

20NT01105

Effective the 28 Day of May, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Zackery Schilo Nitzschke, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cynthia A. Oldham, Widow

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 12 described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit 149 in a Horizontal Property regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the Subdivision Plat of Ellington Place Condominium of record in Book 6250, Page 829, Register's Office for Davidson County Tennessee, said Condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited Common elements of Ellington Place Condominiums, as set forth in the Master Deed of record in Book 6984, Page 84, R.O.D.D.C.

Being the same property conveyed to Zackery Schilo Nitzschke, an unmarried man, by Warranty Deed from Ted A. Taylor, Married, dated 12/21/2015 and recorded 12/29/2015 as Instrument No. 20151229-0130818, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 149 Ellington Pl, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of May, 2020

Zackery Schilo Nitzschke

Zackery Schilo Nitzschke

State of TN }
County of Morgan }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Zackery Schilo Nitzschke**, the within named bargainer 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 and official seal at office, this the 29 day of May, 2020.

Lisa Mize Harper
Notary Public

My commission expires: 10-23-2020

LISA MIZE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

Ashley Nitzschke

Ashley Nitzschke

State of TN }
County of Morgan }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ashley Nitzchke**, the within named bargainer 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 and official seal at office, this the 29 day of May, 2020.

Lisa Mize Harper
Notary Public

My commission expires: 10-23-2020

LISA MIZE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

Ashley Nitzschke joins in this conveyance for purposes of conveying marital rights

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

