Karen Johnson Davidson County
Batch# 442786 DEEDWARR
07/23/2020 12:06:17 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20200723-0081134

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35582-07-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2020. Notary Public My Commission Expires: 4/13/24

WILLIAMSON COUNTY KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Marie Siller 1824B 5th Avenue North Nashville, TN 37208	Newowners	Map and Parcel No.: 081040F00200CO

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, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Margaret Marie Siller, an unmarried woman ("Grantee"), her 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 1824B 5th Avenue North, Nashville, Davidson County, Tennessee 37208.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 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 22nd day of July, 2020.

Notary Public
My Commission Expires:

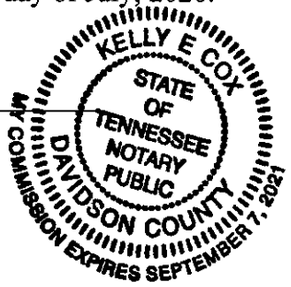


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1824 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20190701-0063344, 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 dated June 28, 2019 from Jordan Hobson, a single person, of record in Instrument No. 20190701-0063342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 081040F00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1824 5th Avenue North, of record in Instrument No. 20190701-0063343, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached Exhibit B to the Declaration in Instrument No. 20190701-0063343, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20200316-0028974, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.