Karen Johnson Davidson County
Batch# 443351 DEEDWARR
07/23/2020 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20200723-0081361

#35503

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35503-06-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Jeff Zeitlin 404 Taylor St. Nashville TN 37208	Send Tax Bills To: New Owner 404 Taylor St. Nashville, TN 37208	Tax Information: Map and Parcel No.: 08108027100

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, Sabrina Whitley fka Sabrina M. Jackson, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jeff Zeitlin ("Grantee"), its successors, 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 1822 5th Avenue North, Nashville, TN 37208.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of July, 2020.

Sabrina Whitley fka Sabrina M. Jackson

Sabrina Whitley fka Sabrina M. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 20th day of July, 2020.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land lying and being in Davidson County, Tennessee, being Lot No. 12 on the Plan of D.T. McGavock Property, a plan which is of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly side of Fifth Avenue North, formerly Summer Street, and runs back between parallel lines 167.5 feet, more or less to an alley.

Being the same property conveyed to Anthony M. Jackson and Sabrina M. Jackson, husband and wife, by deed dated February 14, 2003 from Carl Porter and wife, Lisa Porter of record in Instrument No. 20030306-0029566, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed in Docket No. 12D631, Third Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated October 30, 2012 of record in Instrument No. 20121211-0114072, Register's Office for Davidson County, Tennessee, Anthony M. Jackson conveyed his interest in subject property to Sabrina M. Jackson. Sabrina M. Jackson is now know as Sabrina Whitley.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

