WARRANTY DEED

Karen Johnson
Batch# 451018
08/05/2020 01:09:13 PM
Fees: $13.00 Taxes: $7,437.00

Davidson County
DEEDWARR
2 pgs

20200805-0086974

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES MARCH 06, 2024

B-IR-20-1712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,010,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Zwerner and Barbara Zwerner	**New Owner**	
(NAME)	(NAME)	
1712 Rosewood Avenue		**117-4-88.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHE JAMAR AND NINETTE DU PREEZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY ZWERNER AND BARBARA ZWERNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the east 80 feet of Lot 267 on the Plan of Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 267 fronts 80 feet on the northerly side of Rosewood Avenue and runs back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Christopher Jamar and Ninette Dupreez by Warranty Deed from Ruth L. Moore, as surviving tenant by the entirety, recorded October 3, 2017 in Instrument No. 20171003-0100938, Register's Office for Davidson County, Tennessee. The correct spelling of the Grantors' names are Christophe Jamar and Ninette Du Preez. Said property is not the primary or marital residence of the within named Grantors.

This conveyance is subject to:
- Subject to 2020 property taxes.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20200302-0023284, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1712 Rosewood Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 15 DAY OF JULY, 2020.

Christophe Jamar

Ninette Du Preez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212