Karen Johnson Davidson County
Batch# 465348 DEEDWARR
08/27/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20200827-0097167

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

Notary Public

My commission expires: 12-01-20

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Ave N, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Logan Zurhellen and Sarah Coleman Zurhellen	**CapStar Bank**	**091-12-0-068.00**
713 45th Avenue North	**2002 Richard Jones Rd, Ste 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John H. Love, married,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Logan Zurhellen and Sarah Coleman Zurhellen, husband and wife,

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 and 96 of Block No. 59 Plan No. 1, as of Plan record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos., 94 and 96 front together 50 feet on the Westerly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines, with the Southerly margin of Indiana Avenue, 110 feet to an alley.

Being the same property conveyed to John H. Love, an unmarried Person by Warranty deed from Douglas A. Brooks and Emory Christian Martin of record in Instrument No.

20161115-0120509 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 15, 2016.

This is improved property known as **713 45th Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Elizabeth Love, wife of John H. Love, joins in this conveyance to convey all her right, title and interest she may have in the subject property by virtue of her marriage to John H. Love.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of August, 2020.

John H. Love

Elizabeth Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John H. Love and Elizabeth Love, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of August, 2020.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 20-000507-525

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)