THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 476414 **DEEDWARR**
09/16/2020 09:46:28 AM 2 pgs
Fees: $13.00 Taxes: $5,352.05

20200916-0105604

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,446,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Goldman	New Owner	MAP 130-03-0
606 Lynnwood Boulevard	4008 Wallace Lane	PARCEL 096.00
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rolf Birger Zettersten and Johanna Marie Zettersten as Co-Trustees of The Rolf and Johanna Zettersten Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Goldman and Jessica Goldman, as tenants by the entirety**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 201 and pan of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the Easterly side of Lynnwood Boulevard, at the Southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oakes Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' Southerly line, Eastwardly 311.5 feet to the Westerly margin of Brighton Avenue, now closed; thence with the Westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the Southerly margin of 7th Street, now closed, as shown on the said Plan; thence with the same, Westwardly to the Easterly margin of Lynnwood Boulevard; thence with said Boulevard Northwardly 186.85 feet more or less, to the beginning.

Being the same property conveyed to Rolf B. Zettersten, unmarried by Warranty deed from John M. Leap and Barbara D. Leap, Trustees for the John M. Leap and Barbara D. Leap 2011 Tennessee Property revocable Trust u/a/d August 31, 2011 of record in Instrument No. 20140519-0042778 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 19, 2014.

Being the same property conveyed to Rolf Birger Zettersten and Johanna Marie Zettersten, as tenants by the entirety by Quitclaim deed from Rolf B. Zettersten of record in Instrument No. 20181018-01103248 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 18, 2018.

Being the same property conveyed to Rolf Birger Zettersten and Johanna Marie Zettersten, Co-Trustees of The Rolf and Johanna Zettersten Trust dated October 11, 2018 by Quitclaim deed from Rolf Birger Zettersten and Johanna Marie Zettersten, as tenants by the entirety of record in Instrument No. 20181018-0103249 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 18, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **606 Lynnwood Boulevard, Nashville, TN 37205.**

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; and we do covenant with the said GRANTEES that we are lawfully

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this the 15th day of September, 2020.

Rolf and Johanna Zettersten Trust

BY: Rolf Birger Zettersten, co-trustee
Rolf Birger Zettersten, Co-Trustee

Johanna Marie Zettersten, co-trustee
Johanna Marie Zettersten, Co-Trustee

TATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rolf Birger Zettersten and Johanna Marie Zettersten** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Co-**Trustees** of the **Rolf and Johanna Zettersten Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Rolf Birger Zettersten and Johanna Marie Zettersten** as such **Trustees.**

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

My Commission expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public