THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930138

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2020.

Notary Public
My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 479212 DEEDWARR
09/21/2020 09:18:53 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20200921-0107594

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan M. Zoltie, Trustee 2019B Beech Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 10 0B 002.00

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, **Ollie Joseph Petre IV and Emily Elrod Petre, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan M. Zoltie, Trustee of the Alan Mark Zoltie Living Trust Agreement dated August 21, 2020**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Waverly Place Townhomes, a Horizontal Property Regime, of record in Instrument Number 20040429-0048517, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Emily Elrod Petre and Ollie Joseph Petre IV, wife and husband, by QuitClaim Deed from Emily Elrod Petre fka Emily Elrod, married, of record in Instrument No. 20191104-0113185, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019 and recorded on November 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Douglas Place, as recorded in Plat Book 332, Page(s) 130 and 151.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040429-0048517.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 720, Page 243, Book 5786, Page 355 and Book 5786, Page 357.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031008-0149516.

This is improved property located at 2019B Beech Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of September, 2020.

Ollie Joseph Petre IV

Emily Elrod Petre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ollie Joseph Petre IV and Emily Elrod Petre, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON