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

CRT File No. 201131580

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 54
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 524997 **DEEDWARR**
12/07/2020 10:23:56 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20201207-0141573

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $338,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2020.

Notary Public
My Commission Expires: 1-9-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Voges 928 Beech Bend Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156-02-0-116.00

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, **Michele Marie Salzman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Voges, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 616, as shown on the map entitled Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page 111 and amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHELE MARIE SALZMAN, by deed from JERILYN M. LUNDQUIST, of record in Instrument No. 20140729-0067479 , dated July 24, 2014 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 156-02-0-116.00.

Matters shown on the Plan of record in Plat Book 4860, page 111 and amended in Book 5051, page 89, said Register's Office.

This is improved property located at 928 Beech Bend Drive Nashville TN 37221

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 4th day of December, 2020.

Michele Marie Salzman by Shira Kingrey, Attorney-in-Fact

Michele Marie Salzman by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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, and who further acknowledged that she is the Attorney-in-Fact for Michele Marie Salzman and that she is authorized by Michele Marie Salzman to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of December, 2020.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____