Karen Johnson Davidson County
Batch# 537008 DEEDWARR
12/17/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20201217-0149331

Name and Address of New Owner:
Eric Tyler Jercinovich and Amanda Katherine Jercinovich
1120 A Cahal Ave
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-14-0K-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth S. Walters and Elliott I. Weiner, Wife and Husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Tyler Jercinovich and Amanda Katherine Jercinovich, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1120 Cahal Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20140424-0034678, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Together with that certain Grant of Easement conveyed to the owner of Lot 14 for a private right-of-way over Lot 13, of record in Instrument No. 2006906-0110286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason N. Walzer, unmarried, by Warranty Deed from Timothy E. Tuner and Leigh Alison Turner, of record in Instrument No. 20160606-0056558, Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on June 6, 2016.

Being the same property conveyed to Elizabeth S. Walters and Elliott I. Weiner, joint tenants, with rights of survivorship, by Warranty deed from Jason Walzer, an unmarried man, of record in Instrument No. 20190603-0052678, Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019.

Being also known as 1120 A Cahal Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2020.

E. Walters (SEAL)
Elizabeth S. Walters

(SEAL)
Elliott I. Weiner

STATE OF Missouri
COUNTY OF Platte

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth S. Walters and Elliott I. Weiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2020.

Aaron A. Griffith
Notary Public Aaron A. Griffith
My commission expires: 06-29-2024

AARON A GRIFFITH
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20586833
My Commission Expires Jun 29, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Missouri)
COUNTY OF ~~DAVIDSON~~ Platte)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $429,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E. Walters
(Affiant)

Sworn to and subscribed before me this
10th day of December, 2020.

Aaron A. Griffith
Notary Public Aaron A. Griffith
My commission expires: 06-29-2024

AARON A GRIFFITH
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20586833
My Commission Expires Jun 29, 2024

File No. 2020-1196

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON