WARRANTY DEED

Karen Johnson Davidson County
Batch# 546416 DEEDWARR
01/05/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20210105-0001475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2020-542

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00.

Lesley Smith
(Affiant)

Sworn to and subscribed before me this 31st day of December, 2020.

Notary Public

My commission expires: 5/2/22

KIMBERLEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew Burch and Elizabeth Burch (NAME)	(NAME)	**104-16-0-295.00**
2405 BELMONT BLVD. (ADDRESS)	NEW OWNER (ADDRESS)	
NASHVILLE TN 37212 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Benjamin Goldberg and Tara Tocco Goldberg, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Burch and Elizabeth Burch, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract 1:
Land in Davidson County, Tennessee, being the southern three (3) feet of the northerly one-half of Lot No. 177 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for said County; said part of said lot being three (3) feet off the south side of the northerly one-half of Lot 177 and fronts three (3) feet on the west side of Belmont Boulevard, running back between parallel lines 175 feet, more or less, to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the southerly half of Lot 177 on the Belmont Land Company's Plan of Lots called Belmont Heights and of record in Plat Book 421, page 34, Register's Office for said County; said southerly half of Lot 177 fronts 53 feet on the west side of Belmont Boulevard and extends back on a south line with the north line of Lot 178, 175 feet to an alley, (thence) running with (said) alley northerly 45 feet to the southerly line of the northerly half of Lot No. 177; thence with said southerly line of north-half of Lot 177, 175 feet to Belmont Boulevard.

Being all the same property conveyed to Benjamin R. Goldberg and Tara Marie Tocco, N/K/A Tara Tocco Goldberg, husband and wife, by deed from Harmony Korine and wife, Rachel Korine, of record in Instrument No. 20120625-0055536, said Register's Office.

This is improved property also known as 2405 Belmont Blvd., Nashville, TN 37212.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6)Subject to the provisions of Metro Ordinance BL2000-476 for Urban Zoning Overlay District, of record in the Metro Clerk's Office for the Metropolitan Government of Nashville and Davidson County, Tennessee, and (7) Restrictive Covenant for Detached Structure of record in Inst. No. 20150928-0098041, Register's Office for Davidson County, Tennessee.

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 30th day of December, 2020.

_____(SEAL)
Benjamin Goldberg

_____(SEAL)
Tara Tocco Goldberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 2020, before me personally appeared Benjamin Goldberg and Tara Tocco Goldberg, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2020.

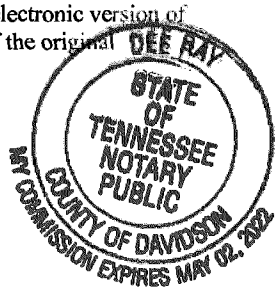
_____
Notary Signature

My Commission Expires:
7-9-2024

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public