Karen Johnson Davidson County
Batch# 560362 DEEDWARR
01/25/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210125-0010694

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0263

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/08/2022

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2021

Carmen Coats
Notary Public

Commission Expires: **03 08 2022**

Address of New Owner	Send Tax Bills To:	Map & Parcel
Beau Nave	ALLIANT MORTGAGE	062-09-0-029
4000 Brush Hill Road	2656 PARKWAY OFFICE DR	
Nashville, TN 37216	BIRMINGHAM, AL 35244	

WARRANTY DEED

FOR AND IN 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, I/WE,

Mark A. Zelasko and wife, Sonja R. Pollack Zelasko

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beau Nave and Suzanne Nave, husband and wife

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:

BEING the northerly 120 feet front and 120 feet, more or less, rear of Lot No. 6 Block "J" and 25 feet strip of abandoned road between Lots 6 & 7 of Block "J" shown on the unrecorded map of Jackson Park River Section as set out on survey by W.B. Southgate, Surveyor dated April 1931 and being more particularly described as follows according to a boundary survey Ragan-Smith Associations, Inc., dated June 21, 1993, Job No. 93-090:

BEGINNING at an existing iron pin at the end of rock wall on the easterly right-of-way line of Brush Hill Road said pin being the southwest corner of Lot No. 7 on the above-noted plan and the northwest corner of 25 feet abandoned road; thence with the common line between the south line of Lot No. 7 and the north line of 25 foot abandoned road 588 degrees 18'59" E 339.0 feet to an iron pin set at the southeast corner (by deed) of Lot No. 7 and being the northeast corner of herein described tract, said pin also being on the westerly bank of the Cumberland River; thence with the westerly bank of Cumberland River and the easterly line of lots as set out on plan by W.B. Southgate and crossing the end of 25 foot abandoned road 517 degrees 19'52" E 27.71 feet to the point at the original northeasterly corner of Lot No. 6; thence continuing with the westerly bank of the Cumberland River and the easterly line of Lot No. 7, 527 degrees 45'21" E 122.02 feet to a point. Said point being N 27 degrees 45'21" W 34.68 feet from the original easterly corner of Lots 5 & 6 as measured along the easterly line of Lot No. 6; thence with the line parallel to and 30 feet North of the common line between Lots 5 & 6 N 89 degrees 00'32" W passing a witness iron pin set on top of bank at 25.0 feet, a total of 354.89 feet to an existing iron pin on the easterly ROW line of Brush Hill Road; thence with the easterly ROW line of Brush Hill Road and with old rock wall N 19 degrees 31'00" W 146.92 feet to the point of beginning and containing 46,597 square feet, or 1.070 acres.

Included in this conveyance is an Ingress/Egress Easement of record in Book 4637, Page 538, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark A. Zelasko and wife, Sonja R. Pollack Zelasko by Warranty Deed from William Weitzel, dated 11/16/2018 and recorded 11/29/2018 in Instrument Number 20181129-0116594, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4000 Brush Hill Road Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of January, 2021.

Mark A. Zelasko

Sonja R. Pollack Zelasko

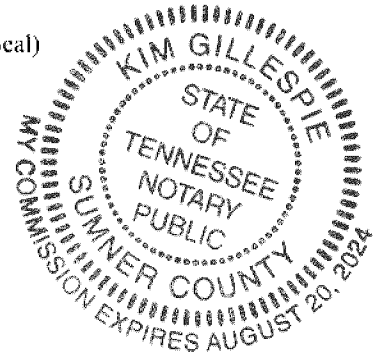
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark A. Zelasko and Sonja R. Pollack Zelasko** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of January, 2021.

Kim Gillespie
Notary Public
My Commission Expires: 8-26-24

(Notary Seal)



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

