WARRANTY DEED

Karen Johnson Davidson County
Batch# 571530 DEEDWARR
02/09/2021 04:05:21 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20210209-0018693

File No. DH-20-47

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of ~~January~~ February, 2021

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Daft	Rapid Mortgage Company	
(NAME) 112 Fern Avenue	(NAME) 7870 E. Kemper Road, Ste. 280	071-14-0-078.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Cincinnati, OH 45249	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel M. Weisman and Elizabeth L. Zuckerman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Daft, married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of W. G. Bushs Tract of record in Plat Book 421, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel M. Weisman, a married man by Warranty deed from Lindsey C. Langley, unmarried of record in Instrument No. 20170928-0099518 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 28, 2017.

Being the same property conveyed to Daniel M. Weisman and Elizabeth L. Zuckerman, husband and wife by QuitClaim deed from Daniel M. Weisman, a married man of record in Instrument No. 20201030-0126657 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

This is property more commonly known as 112 Fern Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 3rd day of February, 2021.

Daniel M. Weisman by Joshua L. Hunter, Attorney-In-Fact

Elizabeth L. Zuckerman by Joshua L. Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Daniel M. Weisman and Elizabeth L. Zuckerman, and who acknowledged that he/she executed the same as the free act and deed of the said Daniel M. Weisman and Elizabeth L. Zuckerman, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20210209-0018692, said Register's Office.

Witness my hand, at office, this 3rd day of February, 2021.

Notary Signature
My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner