Karen Johnson Davidson County
Batch# 589201 DEEDWARR
03/11/2021 09:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20210311-0032125

#35950

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title and Escrow Company, Inc. FTEC File No. 35950-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 4th day of March, 2021. Notary Public My Commission Expires: 3/6/21

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Map and Parcel Nos.: 081080M00100CO & 081080M00200CO

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, **Daniel T. Powell and Julie L. Powell, husband and wife ("Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Jeff Zeitlin, unmarried ("Grantee")**, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1830 and 1832 5th Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 4th day of March, 2021.

GRANTORS:

Daniel T. Powell

Julie L. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel T. Powell and Julie L. Powell, 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, at office, this 4th day of March, 2021.

Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A & B, together with the appurtenant interest in the common elements of Isles of Ivy Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070622-0074811, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached to the aforementioned Declaration.

Being the same property conveyed to Daniel T. Powell and Julie L. Powell, husband and wife, by deed dated August 12, 2014 from Doreen Smith, married and Cherry Pearson, married of record in Instrument No. 20140814-0073455, Register's Office for Davidson County, Tennessee and by Corrective Deed dated August 29, 2016 of record in Instrument No. 20161025-0112455, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated July 23, 2020 of record in Instrument No. 20200810-0088531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City general and special taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Isles of Ivy Townhomes, of record in Instrument No. 20070622-0074811, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as an Exhibit to the Declaration in Instrument No. 20070622-0074811, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
6. Subject to rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:



TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

