Karen Johnson Davidson County
Batch# 596337 DEEDWARR
03/22/2021 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210322-0037112

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

4040

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61689
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alan Kaplan 8169 Londonberry Road Nashville, TN 37221	NewRez, LLC PO Box 740039 Cincinnati, OH 45274-0039

TAX MAP PARCEL NUMBERS: 141150D14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Philip Zelek and Anita L. Zelek, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alan Kaplan, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 148 on the Plan of "Sheffield" on the Harpeth, Phase III C of record in Book 7900, page 591, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Philip Zelek and wife, Anita L. Zelek by Warranty Deed from Phillips Builders, Inc., dated April 30, 1994 and recorded on May 2, 1994 of record in Book 9330, page 806, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 591, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8276, page 238, Book 8505, page 598, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Sheffield on the Harpeth Homeowners Association, Inc., of record in Book 6930, page 983, said Register's Office.

This is improved property, known as 8169 Londonberry Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2021.

Peter Philip Zelek **Anita L. Zelek**

State of Tennessee

County of Davidson

On this 19th day of March, 2021, before me the undersigned authority, personally appeared Peter Philip Zelek and Anita L. Zelek, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 19th day of March, 2021.

Notary

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023