Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 615071 DEEDWARR
04/14/2021 02:39:43 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20210414-0049882

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$710,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2021.

Notary Public

My commission expires: March 6, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julian Martin Wuerth **Elizabeth Jane Niles**		**Map 104-16-0 Parcel 134.00**
1912 Linden Avenue	NEW OWNER	
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward D. Raetzloff and spouse, Shan Raetzloff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julian Martin Wuerth, an umarried man, and Elizabeth Jane Niles, an unmarried woman, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 79 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 79 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Edward D. Raetzloff and spouse, Shan Raetzloff by Deed dated March 31, 2003 from Jay C. Cloud and spouse, Katharine R. Cloud, of record in Instrument No. 20030404-0045141, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Edward D. Raetzloff, pursuant to a Power of Attorney executed by him on the 14th day of April, 2021, of record in Instrument No. 20210414-0049881, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 332, Page 117, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Deed of Easement of record in Book 5659, Page 595, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1912 Linden Avenue, Nashville, TN 37212**

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 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(s) this **12th** day of **April, 2021.**

Edward D. Raetzloff by Shan Raetzloff, Attorney-in-Fact

Shan Raetzloff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shan Raetzloff,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of April, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Shan Raetzloff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for **Edward D. Raetzloff**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Edward D. Raetzloff**, for the purpose therein contained, by signing the name of **Edward D. Raetzloff**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24