Karen Johnson Davidson County
Batch# 643490 DEEDQC
05/25/2021 10:18:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210525-0070536

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Jackson Fisher Zeitlin
1608 B 16th
Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
081-11-0-367.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Beth Moskovitz Zeitlin**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jackson Fisher Zeitlin**, unmarried, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being the Northerly part of Lot No. 304 D.T. McGavock's Addition of record in Plat Book 21 Page 41, Register's Office for said County, also being known as Map 81-11, Parcel 367.00 and 1608B 16th Ave. North and more particularly described as follows:

Beginning at an iron pin old in the easterly right-of-way of 16th Ave. North and being the northwest corner of Wilkerson of record in Instrument No. 20140603-0047722;

Thence, with 16th Ave. North, N 33 deg. 28' 40" W, 25.00' to an iron pin new and being the southwest corner of Parham of record in Book 8528, Page 977;

Thence, with Parham's south line, N 56 deg. 18' 06" E, 170.00' to an iron pin new in the southwesterly right-of-way of Alley # 541 (15' ROW);

Thence, with Alley 541, S 33 deg. 28' 40" E, 25.00' to the northeast corner of said Wilkerson;

Thence with Wilkerson's north line, S 56 deg. 18' 06" W, 170.00' to the Point of Beginning and containing 4,250 sq. ft. or 0.097 acres, more or less.

Per Boundary Survey prepared by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, Michael R. Williams R.L.S. TN #1906, dated 10-28-14, Project No. 2014203-53.

Being the same property conveyed to Jackson Fisher Zeitlin, unmarried, and Beth Moskovitz Zeitlin, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, dated 03/15/2019 and recorded 03/18/2019, of record in Instrument 201903180024364, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1608 B 16th Avenue N., Nashville, TN 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 21st day of May, 2021.

Beth Moskovitz Zeitlin

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Beth Moskovitz Zeitlin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, on this the 21 day of May, 2021.

Notary Public

My Commission Expires:

RHONDA TORRES
Notary Public - State of Florida
Commission # GG 218298
My Comm. Expires May 15, 2022
Bonded through National Notary Assn.

STATE OF ~~Florida~~ Tennessee
COUNTY OF ~~Palm Beach~~ Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 24th day of May, 2021.

Notary Public

My commission expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY