This Instrument Prepared By:
Miller & Martin PLLC
Attention: Rachael W. Ruiz, Esq.
Suite 1200 Volunteer Building
832 Georgia Avenue
Chattanooga, TN 37402

After Recording Return To:
Sarah Fite Zimmerman and
Joshua Zimmerman
5505 Fairhaven Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 656867 DEEDWARR
06/15/2021 11:03:43 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00

20210615-0080451

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sarah Fite Zimmerman and Joshua Zimmerman 5505 Fairhaven Drive Nashville, TN 37211	THE FITE FAMILY TRUST U/A/D JUNE 17, 2000 c/o Lauren Fite, Trustee 1474 Paseo De Oro Pacific Palisades, CA 90272	161.10 B 113.00

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made and entered into this 11th day of June, 2021, by **ALBERT AUSTIN FITE and wife, LAUREN GEISLER FITE, CO-TRUSTEES OF THE FITE FAMILY TRUST, under agreement dated June 17, 2000** ("**Grantor**"), to and for **SARAH FITE ZIMMERMAN and husband, JOSHUA ZIMMERMAN** ("**Grantee**").

WITNESSETH: That for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00) Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee certain real property, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof, together with all improvements thereon and rights, hereditaments, and appurtenances thereto belonging or in anywise appertaining (collectively, the "**Property**");

TO HAVE AND TO HOLD the aforesaid Property, unto Grantee, its heirs, successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that has full power and lawful authority to sell and convey the same, and that it will warrant and forever defend the title and quiet possession thereto against persons claiming by, through or under Grantee, but not otherwise.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and no title insurance was issued. Miller & Martin PLLC is not responsible for the status of title to the real property or for the accuracy of such information.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

THE FITE FAMILY TRUST U/A/D JUNE 17, 2000

By: Albert Austin Fite
Albert Austin Fite, Co-Trustee

By: Lauren Geisler Fite
Lauren Geisler Fite, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, _____, of the state and county mentioned, personally appeared **ALBERT AUSTIN FITE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of **THE FITE FAMILY TRUST U/A/D JUNE 17, 2000**, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee..

WITNESS my hand and seal, at office in the state and county aforesaid, this 12th day of June, 2021.

Notary Public
My Commission Expires: 5/9/2023

WILLIAM A. WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, William Whittaker of the state and county mentioned, personally appeared **LAUREN GEISLER FITE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of **THE FITE FAMILY TRUST U/A/D JUNE 17, 2000**, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

WITNESS my hand and seal, at office in the state and county aforesaid, this 12th day of June, 2021.

Notary Public
My Commission Expires: 5/9/2023

WILLIAM A. WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $280,000.00.

Sarah Fite Zimmerman, Affiant – Grantee

Joshua Zimmerman, Affiant – Grantee

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

Notary Public
My Commission Expires: 5/9/2023

WILLIAM A. WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

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. 407, Second Revision, Phase Six, Villages of Brentwood, Plan of record in Plat Book 6900, page 316, said Register's Office.

Being the same property conveyed to Albert Austin Fite and wife, Lauren Geisler Fite, Co-Trustees of The Fite Family Trust, under agreement dated June 17, 2000 by Warranty Deed from Daniel E. Fite dated November 9, 2007, of record as Instrument No. 20071114-0133684, Register's Office of Davidson County, Tennessee.