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This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12420-AP

Karen Johnson Davidson County
Batch# 672044 DEEDWARR
07/07/2021 12:41:00 PM 2 pgs
Fees: $13.00 Taxes: $7,252.00

20210707-0091351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,960,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA M. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Autumn Dawn Zuckerman Scott Lawrence Zuckerman 770 Brook Hollow Rd. Nashville, TN 37205	TRUIST BANK 901 SEMMES AVE RICHMOND, VA 23224	102-15-0-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Autumn Dawn Zuckerman and Scott Lawrence Zuckerman, wife and husband**, hereinafter called the Grantee(s), his/her/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 Lot No. 112 on the Plan of Brook Meade, Section II, of record in Book 2133, Page 76, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company, by Warranty Deed from Susanne Orr Gillespie, unmarried, dated February 7, 2020, of record in Instrument No. 20200210-0014986, Register's Office for Davidson County, Tennessee.

This is improved property located at: **770 Brook Hollow Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do

covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2021

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GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____,
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of July, 2021.

_____
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM