BOX 10-B

Karen Johnson Davidson County
Batch# 676223 DEEDWARR
07/14/2021 09:57:24 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210714-0094544

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**

Nancy Keil-Culbertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY KEIL-CULBERTSON	**SAME**	**103-12-0-198.00**
(NAME) **204 MAYFAIR ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY EDELSTEIN, EXECUTOR OF THE ESTATE OF ARLENE E. PARITZ AND ZACHARY NATHANIEL EDELSTEIN, UNMARRIED, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ARLENE E. PARITZ,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY KEIL-CULBERTSON,** HEREINAFTER CALLED THE GRANTEE, HER 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 southerly 75 feet of Lot No. 2, of Block "F", as shown on the map entitled Cherokee Park, of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 2 fronts 75 feet on the northwesterly side of Mayfair Road and runs back 146.68 feet, more or less, on the northwesterly line and 142.56 feet on the southeasterly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to MICHAEL A. PARITZ AND WIFE, ARLENE E. PARITZ, by deed from MINNIE S. PARITZ AND HUSBAND, HOWARD L. PARITZ, of record in Book 5336, page 85, dated August 29, 1978, said Register's Office.

MICHAEL ALLEN PARITZ (a/k/a Michael A. Paritz) conveyed his interest in said property to ARLENE E. PARITZ, by Quitclaim Deed of record in Book 9073, page 560, dated August 24, 1993, said Register's Office.

ARLENE E. PARITZ died testate on or about December 28, 2020. Pursuant to the terms of her Will of record as Docket No. 21P73, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is devised to ZACHARY NATHANIEL EDELSTEIN.

This conveyance is subject to matters shown on the Plan of record in Book 547, pages 169 and 170, and any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **202 MAYFAIR ROAD, NASHVILLE TN 37205**

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. 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 our hands this 4th day of June, 2021.

Gary S. Edelstein
GARY EDELSTEIN, EXECUTOR OF THE ESTATE OF ARLENE E. PARITZ

Zachary Nathaniel Edelstein
ZACHARY NATHANIEL EDELSTEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY EDELSTEIN, EXECUTOR OF THE ESTATE OF ARLENE E. PARITZ and ZACHARY NATHANIEL EDELSTEIN, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ARLENE E. PARITZ**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2021.

My Commission expires: May 2, 2022

Lee A. Cohen
Notary Public

