36422

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $729,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2021. Notary Public My Commission Expires: 3/6/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36422-06-2021**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jackson F. Zeitlin, Sarah Engelland 1822B 5th Avenue North, Nashville, Tennessee 37208	Reliant Bank 9041 Executive Park Drive, Suite 104 Knoxville, Tennessee 37923	Map and Parcel No.: 081081N00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Zeitlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson F. Zeitlin a single man and Sarah Engelland, a single woman, joint tenants with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1822B 5th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 720052 DEEDWARR
09/20/2021 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,697.30
20210920-0125942

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of September, 2021.

Jeff Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1822 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20200723-0081362, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Anthony M. Jackson and Sabrina M. Jackson, husband and wife, by deed dated February 14, 2003 from Carl Porter and wife, Lisa Porter of record in Instrument No. 20030306-0029566, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed in Docket No. 12D631, Third Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated October 30, 2012 of record in Instrument No. 20121211-0114072, Register's Office for Davidson County, Tennessee, Anthony M. Jackson conveyed his interest in subject property to Sabrina M. Jackson. Sabrina M. Jackson is now know as Sabrina Whitley.

Being part of the same property conveyed to Jeff Zeitlin, by deed dated July 20, 2020 from Sabrina Whitley fka Sabrina M. Jackson, of record in Instrument No. 20200723-0081361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for 1822 5th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200723-0081362, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20200723-0081361, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20210803-0104460, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9-8-2021.

George E. Mudter, Jr.
Dated 9-8-2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9-8-2021

My commission expires 10/2/2023

