WARRANTY DEED

Karen Johnson Davidson County
Batch# 741910 DEEDWARR
10/22/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211022-0142383

File No. BC-21-1502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025

(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tal Adini (NAME)	New Owner (NAME)	
2716 Greenside Place (ADDRESS)	2716 Greenside Place (ADDRESS)	083-04-0A-004.00-CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **David Zimmerman, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tal Adini, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 4 on the Plan of First Amendment, Greenside Park, of record in Plat at Instrument No. 20120507-0039371, Revising Instrument Number 20120418-0033109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Zimmerman and Kathleen Zimmerman, husband and wife by Warranty deed from Stephen Lemay and Lori Lemay, husband and wife of record in Instrument No. 20150904-0090580 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 04, 2015.

Being the same property conveyed to David Zimmerman by Quit Claim deed from Kathleen Zimmerman of record in Instrument No. 20191231-0134840 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 31, 2019 .

This is property more commonly known as 2716 Greenside Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 19th day of October, 2021.

David Zimmerman by Leslie Garside, attorney in fact

David Zimmerman
by Leslie Garside, Attorney-In-Fact

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, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney David Zimmerman, and that this instrument was executed on behalf of the said David Zimmerman for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202110220142382_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of October, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/19/21.

Date

Affiant Signature

10/19/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON