Karen Johnson Davidson County
Batch# 750006 DEEDWARR
11/05/2021 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,990.60
20211105-0148189

5056

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 538,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2021.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Per Samuel Zettersten	NEW OWNER	103 16 0A 068.00
(NAME)	(NAME)	
3901 West End Avenue Unit 704		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(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, **Laura J. Schachter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Per Samuel Zettersten, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 704, together with Parking Space No. 54 on the Plan of Rokeby Condominium Apartments of record in Plat Book 5060, Page 106, as amended in Plat Book 5060, Page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a condominium, a horizontal property regime established by Master Deed of record in Book 4829, Page 138, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 184, and Book 9828, Page 213, said Register's Office.

Being the same property conveyed to Laura J. Schachter in Warranty Deed from Charles D. Overstreet and Mary Summers Overstreet, as Co-Trustee of the Charles D. Overstreet Inter Vivos Revocable Trust, u/a/d March 26, 2004 dated 09/15/2016 and recorded 09/16/2016 in Instrument Number 201609160097570 in the Register's Office for Davidson County, Tennessee.

Allison Schachter executes this instrument as Attorney in Fact on behalf of Laura J. Schachter, pursuant to the Power of Attorney recorded in Instrument No. 20211019-0139924 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3901 West End Avenue, #704 Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, successors 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, successors 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 29th day of October, 2021.

Laura J. Schachter by allison Schachter Attorney in Fact

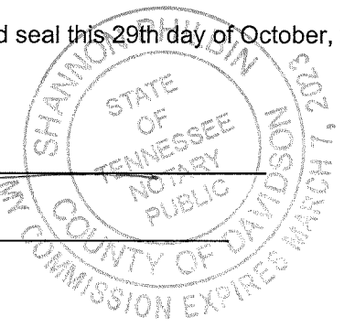
Laura J. Schachter
by Allison Schachter, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allison Schachter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Laura J. Schachter and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as her free act and for the purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2021.



Shannon Philbin
Commission Expires: _____

Certificate of Authenticity

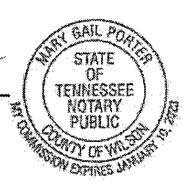
I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 29th day of October, 2021.

Ernest D. Bennett, III, Affiant 10/29/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29th day of October, 2021.

Mary Gail Porter
Notary's Signature



Commission Expires: January 10, 2023