Karen Johnson Davidson County
Batch# 755170 DEEDWARR
11/15/2021 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20211115-0151909

36606

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: $900,000.00. Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36606-08-2021**	Subscribed and sworn to before me this 4th day of November, 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Joseph Zeitlin 1445 Stonelake Cove Avenue Henderson, NV 89074	NEW OWNER 1445 Stonelake Cove Avenue Henderson, NV 89074	Map and Parcel No.: 081081L00100CO

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, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Joseph Zeitlin, an unmarried man** ("Grantee"), his 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 1812A 5th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 Grantee, his 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of November, 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 4th day of November, 2021.

Notary Public

My Commission Expires:
3/6/24

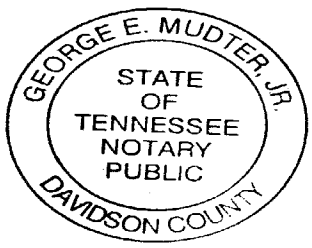


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1812 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20191101-0112824, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 7 on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James E. Gidcomb by Clerk and Master's Deed dated October 11, 1978 from Mrs. Fern McGee, Clerk and Master of record in Book 5352, page 261, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 19, 1986 of record in Book 6768, page 519, Register's Office for Davidson County, Tennessee, James E. Gidcomb (same person as James Edward Gidcomb) conveyed subject property to James E. Gidcomb and wife, Patricia E. Hall Gidcomb. Patricia E. Hall Gidcomb died on May 14, 2012, leaving her husband, James E. Gidcomb as surviving tenant by the entirety. James E. Gidcomb remained unmarrried until he died on December 28, 2012. During his life time, the decedent, James E. Gidcomb had three children, Rhonda Oldham, Patricia L. Gidcomb and James E. Gidcomb, Jr. James E. Gidcomb, Jr. had previously died without issue on April 26, 1993 leaving Rhonda Oldham and Patricia L. Gidcomb as the sole surviving heirs at law of James E. Gidcomb and the property became vested in Rhonda Oldham and Patricia L. Gidcomb. The Estate of James E. Gidcomb was filed for Administration in Docket No. 13P163, Probate Court for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20130220-0017169 and Instrument No. 20130220-0017170, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Jeff Zeitlin, unmarried, by Warranty Deed dated October 31, 2019, from Rhonda Oldham and Patricia L. Gidcomb, of record in Instrument No. 20191101-0112823, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1812 5th Avenue North, of record in Instrument No. 20191101-0112824, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20191101-0112824, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20210803-0104462, 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 11/4/2021.

George E. Mudter, Jr.
Dated 11/4/2021

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.

Stacy L Thomas
Notary Public
Dated 11/4/2021

My commission expires 10/2/2023

