WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-23-23

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE BALDWIN

File #22-DM-1117-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 808901 DEEDWARR
02/22/2022 10:28:50 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220222-0019747

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Zachary Goldman	**CapStar Bank**	
(NAME)	(NAME)	**083-03-0-226.01**
1117 Campbell St.	**2002 Richard Jones Rd., Ste. 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKI SELLS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY GOLDMAN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being part of old Lot No. 63 on the Plan of Brownsville as recorded in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, and being more particularly described, without a survey, as follows:

Beginning at a point in the center line of Campbell Street, said point being located S 87 deg. 50 min. E 25 feet from a monument marking the Northwest corner of the new right-of-way of a portion of said Campbell Street as shown by the Plan of Brown Meadows, recorded August 10, 1960, in Book 2854, page 113, Register's Office for said County, said point also marking the center of the old 30 foot right-of-way of said street and being the southeast corner of old Lot No. 63, as shown on the said plan of Brownsville, running thence N 87 deg. 50 min. W 150 feet to a point in the Northerly margin of said Brown Meadows Subdivision, said Northerly margin of said Brown Meadows Subdivision, said Northerly margin being the boundary line between Lots Nos. 63 and 57, as shown on the said Plan of Brownsville; thence N 4 deg., more or less, W along a line parallel with the center line of the old Campbell Street 65.4 feet, more or less, to a point; thence S 87 deg. 50 min. E parallel with and located 65.00 feet when measured at right angles from the said Northerly margin of Brown Meadows and old Lot No. 57, a distance of 150 feet from the center line of the old Campbell Street; thence S 4 deg., more or less, E along the center line of the old Campbell Street 65.4 feet, more or less, to the beginning, the whole containing 0.225 acres, more or less.

Being the same property conveyed to Vicki Sells, unmarried, by Warranty deed from Angela Brunett, an unmarried woman of record in Instrument No. 20121119-0106563 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 19, 2012.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee

*Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1117 Campbell Street, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 16th day of February, 2022.

Vicki Sells

STATE OF TENNESSEE
COUNTY OF Franklin

On this 16th day of February, 2022, before me personally appeared Vicki Sells, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2022.

Angela D. Arnold
Notary Signature
My commission expires: 12/30/2024

ANGELA D. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
My Commission Expires Dec. 30, 2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204