Karen Johnson Davidson County
Batch# 819359 DEEDWARR
03/10/2022 03:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220310-0028048

WHEN RECOREDED MAIL TO:
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETH M. ZEITLIN AND PERRY W. MOSKOVITZ	BETH M. ZEITLIN AND PERRY W. MOSKOVITZ	117-02-0C-040-00
678 TIMBER LANE NASHVILLE, TN 37215	678 TIMBER LANE NASHVILLE, TN 37215	

For good consideration, I (We) **BETH ZEITLIN ALSO KNOWN AS BETH M. ZEITLIN,** whose mailing address is 678 TIMBER LANE, NASHVILLE, TN 37215, hereby bargain, deed and convey to **BETH M. ZEITLIN, A SINGLE WOMAN, AND PERRY W. MOSKOVITZ, AS MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS** whose mailing address is 678 TIMBER LANE, NASHVILLE, TN 37215, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Beth Zeitlin by Warranty Deed from James A. O'Neill, Jr., a married man, dated April 2, 2018, recorded on April 6, 2018 as Instrument 20180406-0032592.

APN: 117-02-0C-040-00

Property Address: 678 TIMBER LANE, NASHVILLE, TN 37215

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is

lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18th day of January, 2022

BETH ZEITLIN A/K/A
BETH M. ZEITLIN

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 18TH day of JANUARY 2022, before me personally appeared **BETH ZEITLIN A/K/A BETH M. ZEITLIN,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public DENISE DELOZIER
My Commission Expires: JULY 26, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 50 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

PERRY W. MOSKOVITZ

STATE OF Florida
COUNTY OF Palm Beach

Sworn to before me this 19 day of January, 2022. by physical presence and presented drivers license.

Notary Public Sherene Thomas
My Commission Expires: July 6, 2025

SHERENE THOMAS
MY COMMISSION #HH149623
EXPIRES: JUL 06, 2025
Bonded through 1st State Insurance

Name and address for person(s) responsible for taxes:
BETH M. ZEITLIN AND PERRY W. MOSKOVITZ
678 TIMBER LANE
NASHVILLE, TN 37215

Name and Address of property owner:
BETH M. ZEITLIN AND PERRY W. MOSKOVITZ
678 TIMBER LANE
NASHVILLE, TN 37215

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 40, TOGETHER WITH THE CARPORT DESIGNATED NO, 40 A OF REGENCY PARK, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 3700, PAGES 111 AND 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

Tennessee Certification of Electronic Document

I, Ana Maria Lopez 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 1/18/2022 (date of document).

Affiant Signature

2/9/2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/10/22

NOTARY'S SEAL

PAULA G. MURDOCK
COMM. # 2266339
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. NOV. 10, 2022