Karen Johnson Davidson County
Batch# 825141 DEEDWARR
03/21/2022 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220321-0031893

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
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
PERRY W. MOSKOVITZ	PERRY W. MOSKOVITZ	117-02-0C-040-00
17805 Lake Azure Way, Boca Raton FL 33496	678 Timber Lane Nashville TN 3715	

For good consideration, I (We) **HELEN MOSKOVITZ, SPOUSE OF THE GRANTEE** whose mailing address is 17805 Lake Azure Way, Boca Raton, FL 33496, hereby bargain, deed and convey to **PERRY W. MOSKOVITZ, AS MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** whose mailing address is 17805 Lake Azure Way, Boca Raton, FL 33496, the following described land in DAVIDSON County, to wit:

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.

BEING THE SAME PROPERTY CONVEYED TO Beth M. Zeithin and Perry W. Moskovitz BY A DEED DATED 1/18/2022 AND RECORDED 3/10/2022 AS INSTRUMENT NO. *, IN THE COUNTY CLERK'S OFFICE DAVIDSON IN THE STATE OF TENNESSEE. *20220310-0028048

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 19 day of January 2022

HELEN MOSKOVITZ

STATE OF Florida)
) SS.
COUNTY OF Palm Beach)

On this 19 day of January 2022, before me personally appeared **HELEN MOSKOVITZ** 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)

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

Notary Public Sherene Thomas
My Commission Expires: July 6, 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 $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Perry W. Moskovitz
Signature of Affiant
PERRY W. MOSKOVITZ

STATE OF Florida
COUNTY OF Palm Beach

Sworn to before me this 19 day of January 20 22. presented drivers license and was physically present. SS

Perry W. Moskovitz.
Sherene Thomas
Notary Public Sherene Thomas
My Commission Expires:
July 6, 2025

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

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

SS

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

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

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 1/19/2022 (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

