Karen Johnson Davidson County
Batch# 828380 DEEDWARR
03/25/2022 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20220325-0034435

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34327-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 17th day of March, 2022. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner: Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 082 05 0 173 00

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, **MPAG, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Zeitlin** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 3rd Ave N., 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 it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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 17th day of March, 2022.

MPAG, LLC, a Tennessee limited liability company

BY: _____
Anthony Werthan President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anthony Werthan, the bargainor, 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 and who further acknowledged that he is the President of MPAG, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of March, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

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

202203250034435

EXHIBIT "A"

Tract No. I:

Being located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded as Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:
All bearings based on Tennessee State Plane (NAD 83)
Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following:
Commencing at an existing bent iron pin found in the easterly 50' foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' feet of the intersection of the northerly 50' foot right-of-way for Van Buren Street.
Thence with the easterly 50' foot right-of-way for Third Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' feet to a new iron pin in the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175 Page 137 and Plat in Deed Book 161 Page 34 R.O.D.C., TN. (Railroad Tracks no longer in existence) to the point of beginning;
Beginning, with the easterly 50' foot right-of-way for Third Avenue North and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park, North 27 degrees 03 minutes 45 seconds West, a distance of 9.60' feet to a new iron pin and being the common corner to Lot 14 and Lot 15. Lot 15 being the Metro Government Water and Sewer property of record in Deed Book 39 Page 558 R.O.D.C., TN.
Thence with the common line between Lot 14 and Lot 15, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 65 and Lot 66 of the McGavock City Park, North 62 degrees 46 minutes 04 seconds East, a distance of 285.41' feet to a new iron pin in the Westerly 50' foot right-of-way for Second Avenue North.
Thence continuing with the westerly 50' foot right-of-way for Second Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 4.34' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company and the 50' foot right-of-way for Second Avenue North.
Thence with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), South 62 degrees 46 minutes 04 seconds West, a distance of 206.58' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company.
Thence continuing with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company with a curve to the left, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70' feet, an arc length of 79.08' feet, a chord bearing of South 58 degrees 57 minutes 07 seconds West and a chord distance of 79.02' feet to the point of beginning and containing 1,376.60 square feet or 0.032 Acres more or less according to a survey dated May 29th 2015.

Tract No. II:

As Surveyed Description
Remaining portion of Lot 14 and Lot 66 McGavock City Park

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded in Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
All bearings based on Tennessee State Plane (NAD 83)
Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following.
BEGINNING at an existing bent iron pin found in the easterly 50 foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' of the intersection of the northerly 50 foot right-of-way for Van Buren Street, the point of beginning;
Thence with the easterly 50 foot right-of -way for 3rd Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' to a new iron pin in the northerly 40' right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175, Page 137 and Plat in Plat Book 161, Page 34, R.O.D.C., TN (Railroad Tracks no longer in existence);
Thence with a curve to the right, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70', an arc length of 79.08', a chord bearing of North 58 degrees 57 minutes 07 seconds East and a chord distance of 79.02' to a new iron pin;
Thence with the northerly remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), North 62 degrees 46 minutes 04 seconds East, a distance of 206.58' to a new iron pin in the westerly margin of 2nd Avenue North;
Thence continuing with the westerly 50 foot right-of-way for 2nd Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 40.00' to a new iron pin in the 50 foot right-of-way for 2nd Avenue North;
Thence with the common line between Lot 66 and Lot 67, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 13 and Lot 14 of the McGavock City Park, South 62 degrees 46 minutes 04 seconds West, a distance of 206.49' to a new iron pin;
Thence with a curve to the left, having a delta angle of 08 degrees 11 minutes 57 seconds, a radius of 553.70', an arc length of 79.24', a chord bearing of South 58 degrees 40 minutes 06 seconds West and a chord distance of 79.17' to t e point of beginning, and containing 11,427.60 square feet or 0.262 acres, more or less, according to a survey prepared by this surveyor dated May 29, 2015.
As surveyed description prepared by GAM Engineering, Inc., by Autrey E. Dye Jr., Tennessee Registered Land Surveyor, License number 2403, offices located at 102 Hazel Path, Concord Building, Suite 6, Office F, Hendersonville, TN 37075. Phone number 615-348-8282.

Being the same property conveyed to MPAG, LLC by Quitclaim Deed dated April 14, 2016 from Werthan Packaging, Inc., a Tennessee Corporation of record in Instrument No. 20160426-0040496, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Instrument No. 20190715-0069062, Register's Office for Davidson County, Tennessee and by Default Judgment Order filed August 1, 2011 in the Chancery Court for Davidson County, Tennessee and filed September 5, 2017 in Instrument No. 20170905-0090769, Register's Office for Davidson County, Tennessee, as corrected by Corrected Default Judgment Order of record in Instrument No. 20191022-0108353, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to MPAG, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 2, 2020 from Peggie L. Hicks and husband, Frank E. Hicks, and Commercial Casework Specialists, Inc., a Tennessee Corporation, of record in Instrument No. 20201007-0116467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 57, page 101, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 11112, page 889, Register's Office for Davidson County, Tennessee.
4. Sewer easement reserved in Deed of record in Book 168, page 317, 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 original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/17/22

GEORGE E. MUDTER, JR.
Dated 3/17/22

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

