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. 37085-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2022. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jennifer R. Hamrick 1608B 16th Avenue North Nashville, TN 37208	**Send Tax Bills To:** **Jennifer R. Hamrick** **110 Duke Street #17** **Nashville, TN 37207**	**Tax Information:** Map and Parcel No.: 08111036700

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, **Jackson Fisher Zeitlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer R. Hamrick, a single woman** ("Grantee"), her 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 1608B 16th 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, her 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.

Karen Johnson Davidson County
Batch# 871298 DEEDWARR
06/14/2022 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20220614-0067512

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of June, 2022.

Jackson Fisher Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson Fisher 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 6th day of June, 2022.

Notary Public

My Commission Expires: 3/6/2024

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

EXHIBIT "A"

Land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being the Northerly part of Lot No. 304 D.T. McGavock's Addition of record in Plat Book 21, Page 41, Register's Office for said County, also being known as Map 81-11, Parcel 367.00 and 1608B 16th Ave. North and more particularly described as follows:

Beginning at an iron pin old in the easterly right-of-way of 16th Ave. North and being the northwest corner of Wilkerson of record in Instrument No. 20140603-0047722;

Thence, with 16th Ave. North, N 33 deg. 28' 40" W, 25.00' to an iron pin new and being the southwest corner of Parham of record in Book 8528, Page 977;

Thence, with Parham's south line, N 56 deg. 18' 06" E, 170.00' to an iron pin new in the southwesterly right-of-way of All #541 (15' ROW);

Thence, with Alley 541, S 33 deg. 28' 40" E, 25.00' to the north east corner of said Wilkerson;'

Thence with Wilkerson's north line, S 56 deg. 18' 06" W, 170.00' to the Point of Beginning and containing 4,250 sq. ft. or 0.097 acres, more or less.

Per Boundary Survey prepared by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, Michael R. Williams R.L.S. TN #1906, dated 10-28-14, Project No. 2014203-53.

Being the same property conveyed to Jackson Fisher Zeitlin, unmarried, and Beth Moskovitz Zeitlin, unmarried, as joint tenants with rights of survivorship by deed dated March 15, 2019 from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190318-0024364, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 21, 2021 of record in Instrument No. 20210525-0070536, Register's Office for Davidson County, Tennessee, Beth Moskovitz Zeitlin conveyed her interest in subject property to Jackson Fisher Zeitlin, unmarried.

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 21, Page 41, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 4/6/22.

Affiant Signature

4/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022