Karen Johnson Davidson County
Batch# 879002 DEEDWARR
06/27/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220627-0073650

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62638
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jackson Zeitlin 824 Meridian Street Nashville, TN 37207	Jackson Zeitlin 1822 B 5th Avenue North Nashville, TN 37208

TAX MAP PARCEL NUMBERS: 08207009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$680,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn W. Brown, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jackson Zeitlin, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Dr. V. S. Lindsley's Addition to Nashville of record in Book 57, page 25, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Leondist Brown and wife, Evelyn W. Brown, by Warranty Deed from Norwest Financial Tennessee, Inc., dated December 17, 1992 and recorded on December 21, 1992, of record n Book 8819, page 659, Register's Office for Davidson County, Tennessee. The said Leondist Brown has since died, leaving Evelyn W. Brown as surviving tenant by the entireties.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 25, said Register's Office.

This is improved property, known as 824 Meridian Street, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to

warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2022.

Evelyn W. Brown

Evelyn W. Brown

State of Tennessee

County of Davidson

On this 15th day of June, 2022, before me the undersigned authority, personally appeared Evelyn W. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2022.

Notary

My Commission Expires: _____

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/15/22.

George E. Mudter, Jr.
Dated 4/15/22

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

Stacy L. Thomas
Notary Public
Dated 4/15/22

My commission expires 10/2/2023

