(1) mg.1

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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. 37237-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $484,500.00. Affiant Subscribed and sworn to before me this 10th day of August, 2022. Notary Public My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

WARRANTY DEED

Address New Owner: Luke G. Zieman, James H. Zieman 138 Carriage Drive Nashville, TN 37221	**Send Tax Bills To:** Guaranteed Rate 1806 W. Cuyler Ave, Ste 1W Chicago, IL 60613	**Tax Information:** Map and Parcel No.: 14202015700

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, **James A. Epstein and Gabrielle S. Epstein, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Luke G. Zieman, unmarried, and James H. Zieman, unmarried, with right of survivorship** ("Grantees"), their 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 138 Carriage Drive, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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# 903247 DEEDWARR
08/15/2022 11:10:13 AM 3 pgs
Fees: $18.00 Taxes: $1,792.65

20220815-0092372

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of August, 2022.

James A. Epstein

Gabrielle S. Epstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Epstein and Gabrielle S. Epstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, Davidson County, Tennessee, this 10th day of August, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County.

Said Lot No. 163 fronts 120.0 feet on the Southeasterly side of Carriage Drive and extends back 116.97 feet on the Southwesterly line and 145.90 feet on the Northeasterly line, to a line in the rear, measuring 76.28 feet thereon.

Being the same property conveyed to James A. Epstein and Gabrielle S. Epstein, husband and wife, as joint tenants, by Warranty Deed from Charles Taylor also known as Charles Taylor, Jr. and Susan Taylor, husband and wife, of record in Instrument No. 20160919-0097986, in the Register's Office of Davidson County, Tennessee, dated September 14, 2016 and recorded on September 19, 2016.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14202015700.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cross Timbers, Section 4, as recorded in Plat Book 4175, Page(s) 54.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4317, Page 284.
5. Title to that portion of the land lying below the ordinary low water mark of Harpeth River.
6. Easement for the flow of the waters of Harpeth River, and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.