Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1365

Karen Johnson Davidson County
Batch# 927005 DEEDWARR
10/07/2022 12:53:46 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221007-0110719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil Jamerson and Kelly Jamerson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian M. Zophin, married,** 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 Unit No. H, together with the appurtenant interest in the common elements of Portland Place, a Horizontal Property Regime established by Master Deed and By-Laws, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Neil Jamerson and Kelly Jamerson, husband and wife, by deed dated 07/19/2012, and recorded 07/30/2012, from James R. Martin and Kathleen M. Martin husband and wife, of record in Instrument Number 20120730-0067116, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2118 Portland Avenue, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brian M. Zophin	**NEW OWNER**	**104-11-0E-008.00**
4804 W. Beachway Drive		
Tampa, FL 33609		

WITNESS THE EXECUTION HEREOF this 4th day of October, 2022.

Neil Jamerson

Kelly Jamerson

State of Tennessee)
County of Davidson)

On this 4th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Neil Jamerson and Kelly Jamerson, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 400,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of October, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON