THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-5642-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~0.00~~ $410,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Apruil, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 989132 DEEDWARR
04/06/2023 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230406-0025104

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Zimmerman	New owner	
2225 Fernwood Drive	Property	073-05-0-021.00
Nashville, TN 37216-3529		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Helene Levy, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Zimmerman, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 242, on the Map of Dalewood, Section IV, as of record in Plat Book 1835, Page 21, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara E. Levy Zander by Warranty Deed from Coordination Plus, LLC, a Tennessee limited liability company, dated December 18, 2013 and recorded December 19, 2013 in Instrument No. 20131219-0128485, Register's Office of Davidson County, Tennessee.

Barbara E. Levy Zander died intestate on October 06, 2021, her estate duly entered in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee bearing Docket No. 21P2328. Helene Levy remains as her sole-heir-at-law.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2225 Fernwood Drive, Nashville, TN 37216-3529**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Witness our hands this the 30 day of March, 2023.

Helene Levy by Rabbi Shana Goldstein Mackler, attorney-in-fact
Helene Levy by Rabbi Shana Goldstein Mackler, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rabbi Shana Goldstein Mackler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Helene Levy**, as her Attorney in Fact, as the free act and deed of the within named Helene Levy

Witness my hand and official seal this the 30 day of March, 2023.

My Commission expires 1-8-27

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

Certificate of Authenticity

I, Emily Manno, 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 3/30/23.

Date

Affiant Signature

3/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026