THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-03-454
Parcel ID: 082 07 0 096.00

Karen Johnson Davidson County
Batch# 991879 DEEDWARR
04/13/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230413-0027315

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
824 Meridian, GP, a General Partnership 408 South 15th Street B Nashville, TN 37206	New Owner	Map/Parcel 082 07 0 096.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jackson Zeitlin, an unmarried man,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **824 Meridian, GP, a General Partnership,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 824 Meridian Street, Nashville, TN 37207 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield 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, as tenants by the entirety, by Warranty Deed from Norwest Financial Tennessee, Inc. of record in Book 8819, Page 659, in the Register's Office of Davidson County, Tennessee, dated December 17, 1992, and recorded on December 21, 1992. The said Leondist Brown having died intestate on or about September 16, 2006 with his interest is said property being divided equally among the heirs as set out in Affidavit of Heirship of record in Instrument No. 20070911-0109029 said Register's office for Davidson County, Tennessee.

Being the same property conveyed to Jackson Zeitlin, unmarried, by Warranty Deed from Evelyn W. Brown, a widow who has not remarried, of record in Instrument No. 20220627-0073650, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022, and recorded on June 27, 2022.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of April, 2023.

Jackson Zeitlin by Jeff Zeitlin, his 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 Jeff Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney In Fact for Jackson Zeitlin, and that this instrument was executed on behalf of the said Jackson Zeitlin for the purposes therein contained pursuant to a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of April, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12 day of April, 2023

Notary Public
My commission expires: 03/09/27

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 12, 2023**.

Date

D Hardwick

Affiant Signature

April 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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