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| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215 | STATE OF TENNESSEE, COUNTY OF DAVIDSON.<br>The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.<br>Affiant<br>and sworn to before me this 26th day of April, |
| First Title & Escrow<br>FTEC File No. 3757<br>Karen Johnson Davidson County<br>Batch# 997321 DEEDWARR<br>04/28/2023 09 18 45 AM 3 pgs<br>Fees. $18 00 Taxes $3,607 50<br>20230428-0031371<br>RETURN TO<br>BANKERS TITLE & ESCROW CORP.<br>3310 WEST END AVE STE. 540<br>NASHVILLE, TN 37203 | Notary Public<br>My Commission Expires: |

HILARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

# WARRANTY DEED

| Address New Owner. | Send Tax Bills To: | Tax Information. |
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| Susan M. Holland and David S Holland, Sr<br>1826 5th Avenue North<br>Nashville, TN 37208 | New Owner | Map and Parcel No..<br>081081T00100CO |

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, Jeff Zeitlin, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Susan M Holland and David S Holland, Sr , wife and husband ("Grantee"), its successors, 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 1826 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2023.

Jeff Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 26th day of April, 2023

Notary Public

My Commission Expires: 3/6/24

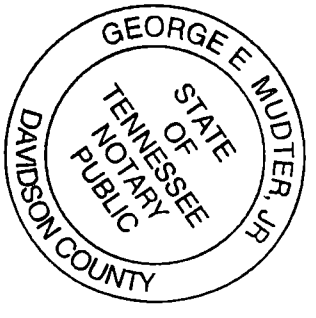


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A , together with the appurtenant interest in the common elements of 1826/1828 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20211110-0150164, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in Instrument No 20211119-0154332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration

Being part of the same property conveyed to Jeff Zeitlin, by deed dated July 29, 2021 from David Michael McKinley, of record in Instrument No. 20210804-0104721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to.

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee Map and Parcel No. 081081T00100CO.
2 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1826/1828 5th Avenue North, of record in Instrument No. 20211110-0150164, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in Instrument No 20211119-0154332, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No 20211110-0150164, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in Instrument No 20211119-0154332, Register's Office for Davidson County, Tennessee.
5 All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20211228-0170597, Register's Office for Davidson County, Tennessee.