Karen Johnson Davidson County
Batch# 998282 DEEDWARR
05/01/2023 02 02 31 PM 2 pgs
Fees $13 00 Taxes $9,805 00
20230501-0032104

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No : 63096
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey A Zager and Caitlin Zager 613 Lynnwood Boulevard Nashville, TN 37205	613 Lynwood Boulevard Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13003007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon J. Hels, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey A. Zager and Caitlin Zager, husband and wife,** 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 the northerly 10 feet of lot No 150 and the southerly part of Lot No. 148 on the Plan of Royal Oak Land Company's Subdivision, of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Lynwood Boulevard, 10 feet south of the common corner of Lots Nos. 150 and 148 on said Plan, thence with the margin of said Boulevard, northwardly 150 feet to an iron pin, thence westwardly 242 feet, more or less, to the easterly line of Lot No 149 in said Subdivision, said point being 100 feet south of the common corner of Lots Nos. 146 and 148 on said plan; thence with hte common boundary line between Lots 148 and 149 and between Lots Nos. 150 and 151, southerly 160 feet to a point, said point being 10 feet south of the common corners of Lots 148, 149, 150 and 151, thence easterly 220 feet, more or less, to the point of beginning. Together with and subject to Grant of Appurtenant Easement of record in Book 10219, page 503, said Register's Office and of record in Instrument No. 20000515-0048493, said Register's Office.

Being the same property conveyed to J. Bradbury Reed and wife, Sharon J. Hels, by Warranty Deed from John H Roe, dated August 17, 2004 and recorded on August 17, 2004 of record in Instrument No. 20040817-0099494, Register's Office for Davidson County, Tennessee. The said J Bradbury Reed has since died, as established by Affidavit of Facts, of record in Instrument No. 20200811-0089336, said Register's Office

Description Reference The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to. Taxes for 2023, and subsequent years, All Matters shown on the Plan of record in Book 421, pages 102 and 103, said Register's Office Grant of Appurtenant Easement of record in Book 10219, page 503, said Register's Office; Grant of Appurtenant Easement of record in Instrument No 20000515-0048493, said Register's Office.

This is improved property, known as 613 Lynnwood Boulevard, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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

WITNESS THE EXECUTION HEREOF this 27th day of April, 2023.

Sharon J. Hels

State of Tennessee

County of Davidson

On this 27th day of April, 2023, before me the undersigned authority, personally appeared Sharon J. Hels, 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

My Commission Expires

MARGARET H TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $2,650,000 00.

Affiant

Sworn and subscribed before me this 27 day of April, 2023

My Commission Expires

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary