Karen Johnson Davidson County
Batch# 1010903 DEEDWARR
06/02/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $8,380.50
20230602-0041996

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.: 63116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Turkel Parrella Jordana Amelia Loeb 7 Breckenridge Nashville, TN 37215	new owner

TAX MAP PARCEL NUMBERS: 158040A04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary M. Zutter, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Turkel Parrella and Jordana Amelia Loeb, 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 Lot No. 82 on the Plan of Otter Wood Section Two, Revised, of record in Book 6900, pages 598-602, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 281, corrected in Book 7942, page 678, said Register's Office.

Being the same property conveyed to Mary M. Zutter, an unmarried person, by Warranty Deed from Michael J. Ferguson and wife, Deborah S. Ferguson, dated April 21, 2003 and recorded on April 24, 2003, of record in Instrument No. 20030424-0055237, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 6900, pages 598-602, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483 and Book 8762, page 199, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office. Easements to Piedmont Natural Gas of record in Instrument No. 20130129-0009256, Instrument No. 20130129-0009259 and Instrument No. 20130129-0009299, said Register's Office.

This is improved property, known as 7 Breckenridge, Nashville, TN 37215

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 1st day of June, 2023.

Mary M. Zutter

State of Tennessee

County of Davidson

On this 1st day of June, 2023, before me the undersigned authority, personally appeared Mary M. Zutter, 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $2,265,000.00.

Affiant

Sworn and subscribed before me this 1 day of June, 2023.

Notary

My Commission Expires: 05.21.2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 June 1, 2023.

Date

Holly Ray

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY