Karen Johnson Davidson County
Batch# 1048054 DEEDWARR
09/11/2023 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20230911-0070792

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37822	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me this 7th day of September, 2023. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Equity Trust Company Custodian FBO Cynthia Edwards IRA 1804 A 5th Avenue North Nashville, TN 37208	Equity Trust Company Custodian FBO Cynthia Edwards IRA 1820 B 4th Ave North Nashville, TN, 37208	Map and Parcel No.: 081081R00100CO

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 Equity Trust Company Custodian FBO Cynthia Edwards IRA ("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 1804 A 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 7th day of September, 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 7th day of September, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1804 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20210715-0095296, as amended by Amendment to Declaration in Instrument No. 20230907-0070239, 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 9, 2021 from Ronald Ostrowski and Andrew Ostrowski of record in Instrument No. 20210715-0095295, 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. 081081R00100CO.
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 1804 5th Avenue North, of record in Instrument No. 20210715-0095296, as amended by Amendment to Declaration in Instrument No. 20230907-0070239, 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. 20210715-0095296, as amended by Amendment to Declaration in Instrument No. 20230907-0070239, 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. Utility Line Easement of record in Instrument No. 20220325-0034901, Register's Office for Davidson County, Tennessee.
7. Restrictive Covenant for Detached Structure of record in Instrument No. 20220714-0080881, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230426-0030747, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 9/7/23 (date of document).

Affiant Signature

9/8/2023
Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 8th day of Sept., 2023

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries