Karen Johnson Davidson County
Batch# 1105818 DEEDWARR
02/29/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240229-0013789

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 27th day of February, 2024. Notary Public My Commission Expires: 1-2-26

DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Jack Armitage 1803 Broadway #604 Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-604-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE C. ZETTLER AND JOAN H. ZETTLER, TRUSTEES OF THE ZETTLER LIVING TRUST, DATED DECEMBER 4, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACK ARMITAGE, A SINGLE PERSON** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in Nashville, Davidson County, Tennessee, being Unit No. 604 of the Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21,1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set for in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument Number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .41% interest in the Common Elements of The Bristol on Broadway Condominium.

Being the same property conveyed to George Zettler and Joan Zettler by Special Warranty Deed from Bank of America, N.A. Successor by merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP, for the benefit of the Harborview 2006-6 Trust, organized and existing under the laws of the United States of America of record in Instrument No. 20120830-0078624 Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 30, 2012.

Being the same property conveyed to George C. Zettler and Joan H. Zettler, Trustees of The Zettler Living Trust, dated December 4, 2018 by Quitclaim Deed from George Zettler and Joan Zettler, husband and wife of record in Instrument No. 20190115-0003989 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 15, 2019.

This is improved property commonly known as: **1803 Broadway #604 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27 day of Feb, 2024.

THE ZETTLER LIVING TRUST, DATED DECEMBER 4, 2018

GEORGE C. ZETTLER, Trustee

JOAN H. ZETTLER, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GEORGE C. ZETTLER AND JOAN H. ZETTLER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **THE ZETTLER LIVING TRUST, DATED DECEMBER 4, 2018,** and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 27th day of February, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/28/2024 (date of document).

Affiant Signature

2/28/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

