This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22316-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2024.

Notary Public
My Commission Expires: _____

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1110488 DEEDWARR
03/13/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240313-0017318

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julie Zeitlin 2220 Cabin Hill Road Unit A Nashville TN 37214	Julie Zeitlin 2006 Rosecliff Drive Nashville, TN 37206	073-07-0-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Angela Shankle, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Julie Zeitlin, unmarried**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 55A, Section One, Cabin Hill, Zone Lot Division Lots 54, 55, 56, 57 and 58, according to survey and plat of same appearing of record in Book 5200, page 581, as amended in Book 6250, page 154, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Angela Shankle, an unmarried woman by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated July 17, 2015, recorded August 24, 2015, of record in Instrument No. 20150824-0085004, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2220 Cabin Hill Road, Unit A, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of March, 2024.

GRANTOR:

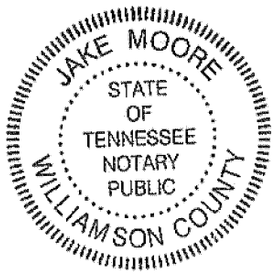
Angela Shankle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Shankle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2024.

Notary Public
My Commission expires: 9-21-26



202403130017318

Certificate of Authenticity

I, Adde Dilworth, 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 **March 12, 2024**.

Date

Affiant Signature

March 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025