THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38436	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 11th day of December, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1213595 DEEDWARR
12/10/2024 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20241210-0095605

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith Komar & Marsha Komar 1829 B 4th Avenue N Nashville, TN 37208	LoanDepot.com 6531 Irvine Center Dr #160 Irvine CA 92618	Map and Parcel No.: 081081V00200CO

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 Keith Komar and Marsha Komar, husband and wife "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 1829 B 4th Avenue N, 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 11th day of December, 2024.

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 11th day of December, 2024.

Notary Public

My Commission Expires: 3/8/28

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1829 4th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20220518-0057337, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

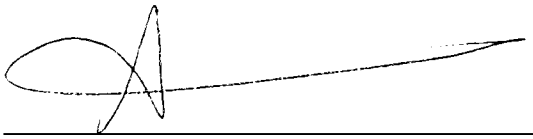
Being part of the same property conveyed to Jeff Zeitlin by deed dated May 16, 2022 from Kaeli J. Lafferty and Ryan T. Lafferty, wife and husband, of record in Instrument No. 20220518-0057336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 21, Page 64, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for 1829 4th Avenue North, appearing as Instrument No. 20220518-0057337, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20220518-0057337, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20231218-0097494, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-9-2024**.



Affiant Signature — **12-9-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-9-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

