Karen Johnson Davidson County
Batch# 1257978 DEEDWARR
04/11/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250411-0027303

WARRANTY DEED

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/04/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 1427-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael B. Zemel and Siri D. Khalsa-Zemel	NEW OWNER	142-16-0B-021.00-CO
512 Cabot Place		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Randy Smith Barrett, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B. Zemel and Siri D. Khalsa-Zemel, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 21, on the plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot

TRACT II: Together with an easement created in Dedication of Easement, of record in Book 8478, page 987, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation by Special Warranty Deed from Sovran Bank/Tennessee, formerly Sovran Bank/Central South, a Tennessee banking corporation, of record in Book 8370, page 752, said Register's Office.

Being the same property conveyed to Robert J. Barrett and wife, Randy Smith Barrett by General Warranty Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, a Tennessee corporation of record in Book 8478, page 993, Register's Office for Davidson County, Tennessee, dated November 01, 1991 and recorded on November 04, 1991. Robert J. Barrett having since died, May 18, 2021, leaving sole ownership to Randy Smith Barrett as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 512 Cabot Place Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on April 4, 2025.

Randy Smith Barrett

Randy Smith Barrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Randy Smith Barrett, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 4, 2025.

Notary Public

My Commission Expires: 9-20-28

File #: 1427-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



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 4/4/2025 (date of document).

Affiant Signature

4/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

