THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38598	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2025. Notary Public My Commission Expires:

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

Karen Johnson Davidson County
Batch# 1267671 DEEDWARR
05/02/2025 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20250502-0034138

WARRANTY DEED

Address New Owner: Jamison Blackwell and Murphy McLaughlin 1824 5th Avenue N, Unit A Nashville, TN 37208	Send Tax Bills To: New owner	Tax Information: Map and Parcel No.: 081040F00100CO

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 Jamison Andrew Blackwell and Murphy Megan McLaughlin, husband and wife ("Grantee"), their 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 1824 5th Avenue N, Unit A, 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 he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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 30th day of April, 2025.

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 30th day of April, 2025.

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 A, together with the appurtenant interest in the common elements of 1824 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20190701-0063344, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

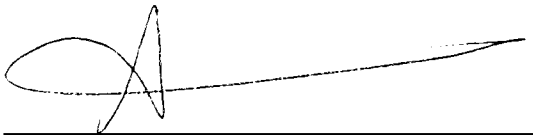
Being part of the same property conveyed to Jeff Zeitlin, unmarried, by deed dated June 28, 2019 from Jordan Hobson, a single person, of record in Instrument No. 20190701-0063342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 1824 5th Avenue North, of record in Instrument No. 20190701-0063343, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan of record attached Exhibit B to the Declaration in Instrument No. 20190701-0063343, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20200316-0028973, 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 4/30/2025.



Affiant Signature

5/2/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5/2/2025.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal