Karen Johnson Davidson County
Batch# 1377420 DEEDWARR
02/09/2026 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20260209-0009401

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 39037-13-2025 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 30th day of January, 2026.<br><br>Notary Public<br>My Commission Expires: 11/14/2028 |

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nicholas Poe, Mika Poe<br>1829 4th Ave N, Unit A<br>Nashville, TN 37208 | Ameris Bank<br>1850 Parkway Pl. #400<br>Marietta GA 30067 | Map and Parcel No.:<br>081081V00100CO |

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 Nicholas Poe and Mika Poe, husband and wife, ("Grantee"), their 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 4th Avenue North, 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 Grantor 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 30th day of January, 2026.

GRANTOR:

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 January, 2026.

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 1829 4th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20220518-0057337, as amended by First Amendment to Declaration of record in Instrument No. 202602090009400 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to 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 the matters set forth below:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Notice of Completion filed of record in Instrument No. 20260120-0004323, Register's Office for Davidson County, Tennessee.
3. 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 1829 4th Avenue North, of record in Instrument No. 20220518-0057337, amended by First Amendment to Declaration of record in Instrument No. 202602090009400, 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. All matters appearing on the Plan of record as Book 21, Page 64, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants For SCMs for Regulated Residential Infill of record in Instrument No. 20241204-0094078, Register's Office for Davidson County, Tennessee.

**True Copy Certification**

I, Yvette Meldrum, 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 1/30, 2026

1/30/2026
Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 30th day of January, 2026.

Carolyn Curdo
Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY