THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829394** Karen Johnson Davidson County Batch# 488003 **DEEDWARR** 10/02/2020 10:39:41 AM 2 pgs Fees: $13.00 Taxes: $2,830.50 20201002-0114081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel Parks Rochefort and David Stephen Rochefort 3015 Brightwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117-08-0-019.00

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, **Leanna Degenhart Weinstein, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Parks Rochefort and David Stephen Rochefort, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 8 and the Southerly part of Lot No. 7 , as shown on the map entitled Belmont Terrace Annex No. 1, of record in Plat Book 421, page 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of said lots adjoin and front together 60 feet on the Westerly side of Brightwood Avenue and run back between lines 185 feet, more or less, to an alley on which they measure 50 feet.

Being the same property conveyed to MARY LEANNA DEGENHART, by deed from LEONIDAS C. VAUGHAN AND ELIZABETH VAUGHAN, HUSBAND AND WIFE, of record in Instrument No. 20180503-0042433 , dated April 30, 2018 , said Register's Office.

Mary Leanna Degenhart having since married and is now known as Leanna Degenhart Weinstein.

Jacob Weinstein joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-08-0-019.00.

Matters shown on the Plan of record in Plat Book 421, page 182, said Register's Office.

This is improved property located at 3015 Brightwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of September, 2020.

Leanna Degenhart Weinstein

Jacob Weinstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leanna Degenhart Weinstein and Jacob Weinstein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public

My Commission Expires: _____

