THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201231946

Karen Johnson Davidson County
Batch# 547976 **DEEDWARR**
01/06/2021 10:59:02 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50

20210106-0002452

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert William Lattimore and Mary Elizabeth Lattimore 1815 Forrest Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-10-0-271.00

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, **Michael B. Martinovich, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert William Lattimore and Mary Elizabeth Lattimore, 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 Southerly part of the Easterly 8 feet of Lot No. 88 and the Southerly part of the Westerly 49 feet of Lot No. 89 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, as of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, August 28, 1957, as follows:

Beginning at an iron pin on the Northerly margin of Forrest Avenue, Morrow Street, which pin is 8 feet North 87 degrees West of the Southwest corner of Lot 89, thence North 4 degrees 30' East 146.4 feet to an iron pin; thence with a fence line South 86 degrees 30' 57 feet to a point; thence South 4 degrees 30' West 145.5 feet, more or less, to a point in the Northerly margin of Forrest Avenue; thence with the margin of the same, North 87 degrees West 57 feet to the point of beginning .

Being the same property conveyed to MICHAEL B. MARTINOVICH, by deed from JUSTIN EMMANUEL and wife, KASSI MICHELLE EMMANUEL and ANTHONY EMMANUEL and wife, LESLEY MARY EMMANUEL, of record in Instrument No. 20131118-0118892 , dated November 14, 2013 , said Register's Office.

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. 083-10-0-271.00.

Matters shown on the Plan of record in Plat Book 57, page 135, said Register's Office.

This is improved property located at 1815 Forrest Avenue Nashville TN 37206

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 4th day of January, 2021.

Michael B. Martinovich

Michael B. Martinovich

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Martinovich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

_____
Notary Public

My Commission Expires: _____

SEE NOTORIAL
CERTIFICATE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On 11/2/2021 before me, Samuel Salome , Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael Bryan Martinovich,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMUEL SALOME
Notary Public - California
Riverside County
Commission # 2332545
My Comm. Expires Aug 27, 2024

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 11/2/2021 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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