Karen Johnson Davidson County
Batch# 639149 DEEDWARR
05/18/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.33
20210518-0067446

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jonathan W. Weiss
1417 Pennock Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Wilson Bank and Trust
2435 P.O. Box 768
Lebanon, TN 37088

MAP 071
GROUP 11 0
PARCEL 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Neighborhood Properties, LLC., a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jonathan W. Weiss and wife, Barbara C. Weiss**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 211 and 212 on the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neighborhood Properties, LLC, by Quitclaim Deed from Lane Wallace, dated March 30, 2005 and filed of record in Instrument Number 20050330-003471, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1417 Pennock Avenue, Nashville, Tennessee 37207.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jonathan W. Weiss and wife, Barbara C. Weiss, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself,

its successors 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 our hands this the 14th day of May, 2021.

Neighborhood Properties, LLC., a Tennessee limited liability companyMember

L Wallace, member
By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Neighborhood Properties, LLC., a Tennessee limited liability company,** the within named bargainor, Lane Wallace, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **limited liability company** as such Member.

WITNESS my hand and official seal at office this 14th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $340,900.00.

Eliza Whitfield
AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 07-05-21

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022