Karen Johnson Davidson County
Batch# 654789 DEEDWARR
06/11/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20210611-0078963

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF** Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $631,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 9th day of June, 2021.<br>Notary Public<br>My commission expires: 4/30/22 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Gregg Latterman** | **New owner** | **081-12-0T-455.00-CO** |
| **42 Kenilworth Avenue** | 42 Kenilworth Ave | |
| **Kenilworth, IL 60043** | Kenilworth, IL 60043 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Jeanne Locante, unmarried**

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

**Gregg Latterman, a married man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 455 , Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scriveners's Affidavit recorded at Instrument No. 20150205- 0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, in the Registers Office for Davidson County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jeanne Locante, unmarried by Quit Claim Deed from Cassandra N. Locante, unmarried of record in Instrument Number 20210607-0075835 Registers

Office for Davidson County Tennessee; William W. Locante joined in the execution of said Quit Claim Deed to convey any Interest he may have had in the subject property.

This is **improved** property known as **1350 Rosa L Parks Blvd Apt 455, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of June, 2021.

Jeanne M Locante

Jeanne M. Locante

**STATE OF** Florida
**COUNTY OF** Walton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeanne M. Locante, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 9th day of June, 2021.

Notary Public
My Commission Expires: Oct. 22, 2024

MICHAEL LEAHY
Notary Public - State of Florida
Commission # HH 55960
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

Lenders Title Company File No. 21-000383-525

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

