Karen Johnson Davidson County
Batch# 774774 DEEDWARR
12/16/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20211216-0166229

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36755-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2021. Notary Public My Commission Expires: 1-6-2025 ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

WARRANTY DEED

Address New Owner: Robert A. Levy, Jeanmarie Stalma 4005 Aberdeen Road Nashville, TN 37205	**Send Tax Bills To:** New Owners 3510 Hampton Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103 12 0 107.00

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, **Karen C. Pinson, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Levy and Jeanmarie Stalma, husband and wife** ("Grantees"), their 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 4005 Aberdeen Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

Tyler S. Pinson, spouse of Grantee, joins in the execution of this instrument to convey any marital interest that holds in the subject property.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on the 13th day of December, 2021.

Karen C. Pinson

Karen C. Pinson

Tyler S. Pinson

Tyler S. Pinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen C. Pinson Tyler S. Pinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 13th day of December, 2021.

Robert L. Scruggs, Affiant — Date: 12.13.21

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13th day of December, 2021

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract No. 1:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lots Nos. 15 and 16 of Block "G", on the Plan of Cherokee Park, of record in Book 547, Pages 169 and 170, Register's Office for said County, described together as follows:

BEGINNING on the Southerly margin of Aberdeen Road at the Northwest corner of the property conveyed to Morris Rubin and wife, by deed from Mary B. Hill, of record in Book 2106, Page 637, said Register's Office; thence with said Rubin's Westerly line South 24 degrees, 02' West 66.75 feet, more or less, to the Northerly line of the property conveyed to Robert Jakes and wife by deed from Mrs. Myrtle Davis of record in Book 1151, Page 229, said Register's Office; thence with said Jakes Northerly line Westwardly 10 feet, more or less, to the Westerly line of Lot No. 15, being Jakes Northwest corner; thence with the Westerly line of Lots Nos. 15 and 16 North 24 degrees 02' East 66.75 feet to the Southerly margin of Aberdeen Road; thence with the same South 70 degrees 50' East 10 feet to the beginning.

Tract No. 2:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 17, on the Plan of Cherokee Park, Second Section, of record in Book 547, Pages 175 and 176, Register's Office for said County. Said Lot No. 17 fronts 57.42 feet on the Southerly side of Aberdeen Road and extends back 121.50 feet on the Easterly line and 149.15 feet on the Westerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Karen Chaffin, an unmarried woman, and Margot Chaffin, a married woman, as Tenants in Common With Right of Survivorship, by Warranty Deed from Hugh D. Odom, unmarried, of record in Instrument No. 20170609-0057881, in the Register's Office of Davidson County, Tennessee, dated June 05, 2017 and recorded on June 09, 2017. Margot Chaffin having transferred her interest in the property to Grantor by Quitclaim Deed recorded in Instrument No. 20211210-0164255, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park, as recorded in Plat Book 547, Page(s) 169 and 170.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Second Section, as recorded in Plat Book 547, Page(s) 175 and 176.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 819, Page 57 (Tract 1) and Book 819, Page 147 (Tract 2).