Karen Johnson Davidson County
Batch# 845261 DEEDWARR
04/26/2022 08:01:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220426-0047480

THIS INSTRUMENT PREPARED BY:
Lori M. Adelson
4225 N. Illinois Street
Indianapolis, IN 46208

PERSON OR AGENCY
RESPONSIBLE FOR PAYMENT
OF TAXES: NEW OWNER
Lori M. Adelson and Matthew D. Breyer, Co-Trustees
4225 N. Illinois Street
Indianapolis, IN 46208

WARRANTY DEED

THIS INDENTURE made and entered into on this 11th day of April, 2022, by and between

LORI M. ADELSON

hereinafter referred to as the GRANTOR, and

LORI M. ADELSON and MATTHEW D. BREYER, not individually but as Co-Trustees of the Amended and Restated Lori M. Adelson Revocable Trust dated April 11, 2022

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Fifty Dollars ($50.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, its heirs and assigns, the following described tract or parcel of land, located in Davidson County, Tennessee, to-wit:

Being the westerly 50 feet of the southerly half of Lot No. 34 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 192 feet to a dead line.

Previous and last conveyance being a Warranty Deed from Owen Sweeney and wife Ola Sweeney to Stephen Z. Plotkin and wife Lori M. Adelson, by deed dated February 5, 1982, of record in the Register's Office of Davidson County, Tennessee, in Book 5849, Page 813.

For the Tax Assessor's information, being located on TAX MAP 104-15, PARCEL 300, 24W, as recorded in the Tax Assessor's office of Davidson County, Tennessee.

Common address: 2714 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, its heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered, except that said property is subject only to the liens, restrictions and encumbrances described on Schedule B of the Stewart Title Guaranty Company Policy No. 0454561 issued on February 8, 1982.

Stephen Z. Plotkin and Lori M. Adelson were duly married at the time they acquired the subject real estate as husband and wife and remained husband and wife continuously and uninterrupted until the death of **Stephen Z. Plotkin** on April 6, 1990. This statement is made for the purpose of establishing the ownership of said real estate by **Lori M. Adelson** by virtue of surviving **Stephen Z. Plotkin**.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

DATED this 11th day of APRIL, 2022.

LORI M. ADELSON

STATE OF INDIANA)
) SS: **ACKNOWLEDGMENT**
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared **LORI M. ADELSON**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of April, 2022.

BRADLEY H. COHEN
Notary Public, State of Indiana
Hamilton County, Indiana
Commission Number 686096
My Commission Expires
June 27, 2024

My Commission Expires: 6/27/2024

Signature Notary Public

Commission No.: 686096

Bradley H. Cohen
Printed Signature Notary Public

My County of Residence: Hamilton