WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires On 06/03/2023 DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,572,535.00.

Affiant

Subscribed and sworn to me on May 3rd, 2022.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 853232 DEEDWARR
05/10/2022 02:29:00 PM 2 pgs
Fees: $13.00 Taxes: $5,818.38

20220510-0053465

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (Todd A. Bricker)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34275

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roxanne Weinberg Joseph Weinberg 1701 Shackleford Road Nashville, TN 37215	New Owner	131-03-0-338.00

FOR AND IN CONSIDERATION 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, **Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Joseph Chris Weinberg and Roxanne Rickels Weinberg, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 1, 2, 3 and 4, Cook Subdivision of record in Plat at Instrument No. 20111123-0091578 amending Instrument No. 20070731-0090426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Webb Helm and Jenifer Leigh Helm, husband, and wife, by Warranty Deed from 114 Property, LLC, a Tennessee limited liability company, of record in Instrument No. 20200612-0060380 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County property taxes, and subsequent years taxes and assessments, which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat at Instrument No. 20111123-0091578 amending Instrument No. 20070731-0090486, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Plat Book 421, Page (s) 118 and 119, Plat Book 974, Page 19, and Instrument No. 20040804-0093340, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-1701

This property is also known as improved property located at 1701 Shackleford Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on May 2, 2022.

Jonathan Webb Helm

Jenifer Leigh Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 2, 2022, before me personally appeared Jonathan Webb Helm and Jenifer Leigh Helm to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 2, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025