 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $927,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2022. Notary Public My commission expires: March 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 891955 **DEEDWARR**
07/21/2022 12:44:46 PM 2 pgs
Fees: $13.00 Taxes: $3,429.90



20220721-0083659

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Briggs	NEW OWNER	**082-09-0-155.00**
411 Taylor Street		
Nashville, TN 37208		

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, we,

Sheila Weinberger and husband, Timothy Cope

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

Christopher Briggs, unmarried

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

Being generally located at the Northeast corner of the intersection of 5th Ave North and Taylor Street and being more particularly described as follows:

Beginning at an iron pin set on the Southerly right-of-way of Taylor Street; said point being North 62 degrees 58 minutes 45 seconds East 105 feet from the Easterly right-of-way of 5th avenue North; and proceeding as follows,

1. With said Easterly right-of-way of Taylor Street North 62 degrees 58 minutes 45 seconds East 44.00 feet to an iron pin set; thence,
2. Leaving said Easterly right-of-way of Taylor Street South 27 degrees 16 minutes 16 seconds East 95.19 feet to an iron pin set; thence,
3. South 62 degrees 57 minutes 22 seconds West 44.00 feet to an iron pin set; thence,

4. North 27 degrees 16 minutes 16 seconds West 95.21 feet to the point of beginning, according to a survey made by Gregory E. Daniels, surveyor, R.L.S. No. 1489, dated June 11, 2001.

Being the same property conveyed to Sheila Weinberger by Warranty deed from William J. Ivey of record as Instrument No. 20060502-0050694 Register's Office for Davidson County, Tennessee; the said Sheila Weinberger has since married Timothy Cope; the said Timothy Cope joins in the execution of this instrument to convey whatever interest he may have in the subject property, particularly any marital interest.

This is improved property known as **411 Taylor Street, 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 he 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 himself, his 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 20th day of July, 2022.

Sheila Weinberger

Sheila Weinberger

Timothy Cope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 20th day of July, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-000679-528