Karen Johnson Davidson County
Batch# 1000317 DEEDWARR
05/05/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230505-0033675

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344126** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2023. Notary Public My Commission Expires: 03/09/2027

WARRANTY DEED

Address New Owner: Lindsey Nicole Weiner 1103 6th Street North Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-04-0-026.00

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, **John Mason Tarman and Phoebe Tarman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsey Nicole Weiner, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 and part of Lot 145 on the Plan of Oakwood. Park of record in Plat Book 421, Page 12, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 144 and Part of Lot No. 145 fronts together 50 feet on the Easterly side of No. 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to JOHN MASON TARMAN, by deed from CHRISTOPHER THOMAS PARTON AND NAOMI CHRISTINE PARTON, HUSBAND AND WIFE, of record in Instrument No. 20170208-0013190 , dated February 3, 2017 , said Register's Office.

Being further conveyed to JOHN MASON TARMAN AND PHOEBE TARMAN, HUSBAND AND WIFE, by quitclaim deed from JOHN MASON TARMAN, MARRIED TO PHOEBE TARMAN, of record in Instrument No. 20200211-0015463, dated January 21, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 082-04-0-026.00.

Matters shown on the Plan of record in Book 421, page 12, said Register's Office.

This is improved property located at 1103 6th Street North Nashville TN 37207

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 5th day of May, 2023.

John Mason Tarman

Phoebe Tarman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Mason Tarman and Phoebe Tarman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2023.

Notary Public

My Commission Expires: 06-09-2026

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 5, 2023**.

Date

D Hardwick

Affiant Signature

May 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026