Karen Johnson Davidson County
Batch# 1269213 DEEDWARR
05/06/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,757.17
20250506-0035258

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450560**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $745,180.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Lindsey Weiner and Irwin Weiner 1815 Forest Avenue Nashville TN 37206	Send Tax Bills To: SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 083-10-0-271.00

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, **Robert William Lattimore and Mary Elizabeth Lattimore, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsey Weiner, unmarried and Irwin Weiner, married, as joint tenants with right of survivorship** ("Grantees"), their 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 the Southerly part of the Easterly 8 feet of Lot No. 88 and the Southerly part of the Westerly 49 feet of Lot No. 89 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, as of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, August 28, 1957, as follows:

Beginning at an iron pin on the Northerly margin of Forrest Avenue, Morrow Street, which pin is 8 feet North 87 degrees West of the Southwest corner of Lot 89, thence North 4 degrees 30' East 146.4 feet to an iron pin; thence with a fence line South 86 degrees 30' 57 feet to a point; thence South 4 degrees 30' West 145.5 feet, more or less, to a point in the Northerly margin of Forrest Avenue; thence with the margin of the same, North 87 degrees West 57 feet to the point of beginning.

Being the same property conveyed to ROBERT WILLIAM LATTIMORE AND MARY ELIZABETH LATTIMORE, HUSBAND AND WIFE, by deed from MICHAEL B. MARTINOVICH, of record in Instrument no. 20210106-0002452, dated January 4, 2021, 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 2025 and subsequent years for Map-Par. 083-10-0-271.00.

Matters shown on the Plan of record in Plat Book 57, page 135, said Register's Office.

This is improved property located at 1815 Forest Avenue Nashville TN 37206

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 28th day of April, 2025.

Robert William Lattimore

Mary Elizabeth Lattimore by Robert William Lattimore, her Attorney-in-Fact attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert William Lattimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Elizabeth Lattimore and that he is authorized by Mary Elizabeth Lattimore to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of April, 2025.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 30, 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

