Karen Johnson Davidson County
Batch# 1289016 DEEDWARR
06/23/2025 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20250623-0049311

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38662-05-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me this 20th day of June, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert M. Lassing, John C. Lassing & Cindy F. Lassing 1016 Percy Warner Boulevard Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 21 Platform Way, STE 2300 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 12912006400

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, **Nancy T. Wilson, unmarried and Tiffany Wilson Schwartz, a married person, as Joint Tenants with Right of Survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert M. Lassing, unmarried, and John C. Lassing and Cindy F. Lassing, husband and wife, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1016 Percy Warner Boulevard, Nashville, TN 37205.

The subject property has never served as the marital residence of Grantor, Tiffany Wilson Schwartz.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 18th day of June, 2025.

Nancy T. Wilson

Tiffany Wilson Schwartz

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy T. Wilson and Tiffany Wilson Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2025.

Notary Public

My Commission Expires: 08.17.2025

KIMBERLY OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-17-2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, page 12, 13, and 14, as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy T. Wilson, unmarried, by deed dated April 19, 2004 from Charles Arthur Grice, II, married, and Scott Anthony Grice, married, appearing as Instrument No. 20040423-0046498, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 29, 2023 of record in Instrument No. 20230705-0051410, Register's Office for Davidson County, Tennessee, Nancy T. Wilson, an Individual, unmarried, conveyed subject property to Nancy T. Wilson, an unmarried person and Tiffany Wilson Schwartz, a married person, as Joint Tenants with Right of Survivorship.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 12912006400.
2. All matters appearing on the Plan of record in Plat Book 3600, page 12,13, 14, as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 June 20, 2025 (date of document).

Affiant Signature

6-23-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

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