Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible], Suite 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,700,000 00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires

Karen Johnson
Batch # 1298406
07/17/2025 10 27 20 AM
Fees $13 00 Taxes $9,990 00

Davidson County
DEEDWARR
2 pgs

20250717-0056444

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Juan C Salazar and Olga H Toro Perez 1103 Nichol Lane, Unit A Nashville TN 37205	New Owner	Tax Parcel ID No 130-05-0D-001.00 CO

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, **David Lawrence Weinstein and Sarah Jane Weinstein, Trustees of The David Lawrence Weinstein Revocable Living Trust dated September 10, 1999 and David Lawrence Weinstein and Sarah Jane Weinstein, Trustees of The Sarah Jane Weinstein Revocable Living Trust dated June 15, 2010** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Juan C. Salazar and Olga H. Toro Perez, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1103 Nichol Lane Homeowner's Association, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141217-0115654, amended in Instrument No 20160408-0033862, and Instrument No. 20160505-0044721 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which plan reference is hereby made for a more complete and accurate description of said property

Being the same property conveyed to DAVID LAWRENCE WEINSTEIN AND SARAH JANE WEINSTEIN, AS TRUSTEES OF THE DAVID LAWRENCE WEINSTEIN REVOCABLE LIVING TRUST, DATED 9/10/1999, AMENDED 06/15/2010, AND DAVID LAWRENCE WEINSTEIN AND SARAH JANE WEINSTEIN, AS TRUSTEES OF THE SARAH JANE WEINSTEIN REVOCABLE LIVING TRUST, DATED 9/10/1999, AMENDED 06/15/2010, by deed from PAUL B DRESSLER AND CHRISTINE F DRESSLER, HUSBAND AND WIFE, of record in Instrument No. 20220531-0062458, dated May 25, 2022, 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 130-05-0D-001.00 CO

Matters shown on the Plan of record in Plat Book 547, page 180, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20141217-0115654, amended in Instrument No. 20160408-0033862 and Instrument No. 20160505-0044721, said Register's Office

This is improved property located at 1103 Nichol Lane, Unit A Nashville TN 37205

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 15th day of July, 2025

The David Lawrence Weinstein Revocable Living Trust dated September 10, 1999

By: David Lawrence Weinstein, Trustee

By Sarah Jane Weinstein, Trustee

The Sarah Jane Weinstein Revocable Living Trust dated June 15, 2010

By: David Lawrence Weinstein, Trustee

By: Sarah Jane Weinstein, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lawrence Weinstein and Sarah Jane Weinstein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The David Lawrence Weinstein Revocable Living Trust dated September 10, 1999, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 15th day of July, 2025

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lawrence Weinstein and Sarah Jane Weinstein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Sarah Jane Weinstein Revocable Living Trust dated June 15, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 15th day of July, 2025

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026