After recording return to:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2057327

Karen Johnson Davidson County
Batch# 1308871 DEEDWARR
08/12/2025 11:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250812-0064059

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 083 09 0G 005.00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS INDENTURE made and entered into on this 31 **day of** July, 2025, by and between **RHEA HEATH, a married woman, who acquired title as unmarried, joined in execution by spouse, JEREMIAH CHAMBERLIN,** residing at 1309 Forest Avenue, Unit 5, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **RHEA HEATH and JEREMIAH CHAMBERLIN, wife and husband, as joint tenants with right of survivorship,** residing at 1309 Forest Avenue, Unit 5, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1309 Forest Avenue, Unit 5, Nashville, TN 37206

Being the same property conveyed to the Grantor in a Deed recorded 09/23/2015 under Instrument Number: 201509230096515 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RHEA HEATH

JEREMIAH CHAMBERLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RHEA HEATH and JEREMIAH CHAMBERLIN**, the within named Grantor, 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.

Witness my hand and seal, at office in TENNESSEE, this 31 day of JULY, 2025.

Notary Public

My Commission expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$490,700.00~~ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rhea Heath
Affiant

Print Name: RHEA HEATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 **day of** JULY, **20** 25.

Notary Public
My Commission Expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Rhea Heath
Jeremiah Chamberlin
1309 Forest Avenue, Unit 5
Nashville, TN 37206

Name and address of property owner:

Rhea Heath
Jeremiah Chamberlin
1309 Forest Avenue, Unit 5
Nashville, TN 37206

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

UNIT NO. 5 LOCKELAND SPRINGS LOFTS EAST NASHVILLE CONDOMINIUM HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LOCKELAND SPRINGS LOFTS EAST NASHVILLE CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20141015-0095131, AS AMENDED IN INSTRUMENT NO. 20141015-0095317, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 083 09 0G 005.00

Property commonly known as: 1309 Forest Avenue, Unit 5, Nashville, TN 37206

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 July 31, 2025 (date of document)

Affiant Signature - Angelia Webb
Date: August 6 2025

State of Ohio
County of Cuyahoga

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

Notary Public

ANGELA EATMON
Notary Public
State of Ohio
My Comm. Expires
February 23, 2026

My Commission Expires: 02/23/2026

Notary Seal