BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1331684
10/08/2025 09 56 36 AM
Fees $13 00 Taxes $1,794 50

Davidson County
DEEDWARR
2 pgs

20251008-0080292

File #25-TC-1303-C

(SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES 11-8-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Robert Steele Petty	OWNER	
(NAME)	(NAME)	071 15 0 512.00
1303 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LINDSAY LEVINE, AN UNMARRIED WOMAN, AND JONATHAN LEVINE AND TRACEY LEVINE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT STEELE PETTY, AN UNMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat RESUBDIVISION OF LOTS NOS. 266, 267 AND 268, HIGHLAND LAND COMPANY'S SUBDIVISION of record in Plat at Instrument No 20060127-0010918, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Lindsay Levine, an unmarried woman, as to an undivided 1/2 interest, and Jonathan Levine and Tracey Levine, husband and wife, as to an undivided 1/2 interest, as tenants in common with right of survivorship, by Warranty Deed from Benjamin Backus and Lindsay Backus, f/k/a Lindsay Weaver, husband and wife, of record in Instrument No. 20170321-0027626, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017 and recorded on March 21, 2017

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS NOS 266, 267 AND 268, HIGHLAND LAND COMPANY'S SUBDIVISION, as recorded in Instrument No 20060127-0010918.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLAND LAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page 14.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LINDSAY LEVINE** as Attorney-in-Fact for **JONATHAN LEVINE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20251008-0080291 Register's Office for **Davidson** County, Tennessee*

*The execution of this instrument is affected by the signature of **LINDSAY LEVINE** as Attorney-in-Fact for **TRACEY LEVINE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20251008-0080290 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as 1303 Pennock Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 7th day of October, 2025

Lindsay Levine

Jonathan Levine by Lindsay Levine as Attorney in fact

Jonathan Levine by Lindsay Levine, his Attorney-In-Fact

Tracey Levine by Lindsay Levine as Attorney, in fact

Tracey Levine by Lindsay Levine, her 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, **LINDSAY LEVINE**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JONATHAN LEVINE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JONATHAN LEVINE**

Witness my hand and official seal this **7th** day of **October, 2025**

Notary Signature
My Commission Expires _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDSAY LEVINE**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TRACEY LEVINE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TRACEY LEVINE**

Witness my hand and official seal this **7th** day of **October, 2025**

Notary Signature
My Commission Expires _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Lindsay Levine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of October, 2025

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028