WARRANTY DEED

Karen Johnson Davidson County
Batch # 1361217 DEEDWARR
12/23/2025 12:32:41 PM 2 pgs
Fees: $13.00 Taxes: $2,197.80
20251223-0102099

G-ORE-25-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2025.

Notary Public State of Florida
Harold Calle
My Commission HH 741054
Expires 12/5/2029

Notary Public

MY COMMISSION EXPIRES: 12/5/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Smith and David Calle	**Guaranteed Rate Affinity, LLC**	
(NAME)	(NAME)	
1301 Howard Avenue	**1800 W. Larchmont Avenue**	**072-03-0-174.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Chicago, IL 60613**	
(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, **GARY LEE LATTIMER AND PATRICIA SARAH LATTIMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN SMITH, AN UNMARRIED WOMAN, AND DAVID CALLE, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly Excluded from this conveyance is the property conveyed to Rose B. Coulter and Barbara A. Coulter by Deed dated July 20,1979 from Robert G. Cole and wife, Sara R. Cole of record in Book 5469, page 211, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being the Easterly one-half of Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 157 fronts 57.0 feet on the Northerly margin of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line in the rear on which it measures 57.0 feet.

Being the same property conveyed to Gary Lee Lattimer and Patricia Sarah Lattimer, husband and wife by Warranty Deed from Mary E. Roberts, unmarried of record in Instrument No. 20190225-0016729 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 25, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Howard Avenue, Nashville, Tennessee 37216**.

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 18th DAY OF DECEMBER, 2025.

Gary Lee Lattimer

Patricia Sarah Lattimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY LEE LATTIMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA SARAH LATTIMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212