Karen Johnson Davidson County
Batch# 1402284 DEEDWARR
04/06/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20260406-0027530

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Grace Norton and Carson Norton 1240 1st Avenue South Nashville, TN 37210	Grace Norton and Carson Norton 1240 1st Ave South Nashville, TN 37210	105 04 0 134.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John L. Weiner, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Grace Norton and Carson Norton, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1240 1st Avenue South, Nashville, TN 37210, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Trimble's Addition, as of record in Book 57, Page 53 (erroneously shown as Book 57, Page 43, in Quitclaim Deed 20260113-0002917), Register's Office of Davidson County, Tennessee.

Said lot is triangular and fronts 166 feet on the Easterly side of First Avenue, South (formerly Maple Street), and runs back 93 1/2 feet on the Northerly line and 10 feet on the southerly line with an alley to another alley and shows 134 feet on the rear of said last mentioned alley.

Being the same property conveyed to John L. Weiner, a married man, by Quitclaim Deed from Palis Properties LLC, a Tennessee Limited Liability Company dated January 12, 2026 and recorded January 13, 2026, of record in Instrument No. 20260113-0002917, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Palis Properties LLC, by Quitclaim Deed from John L. Weiner, married dated February 13, 2023 and recorded February 17, 2023, of record in Instrument No. 20230217-0011771, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Weiner, married, by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company dated May 7, 2021 and recorded May 11, 2021, of record in Instrument No. 20210511-0063106, in the Register's Office for Davidson County, Tennessee. This is not the primary residence of the said Grantor, John L. Weiner.

This is improved property known as 1240 1st Avenue South, Nashville, TN 37210.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2026.

John L. Weiner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2026, before me personally appeared John L. Weiner, 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 2nd day of April, 2026.

Notary Signature
My commission expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of April, 2026

Elizabeth J Barnes

Notary Public

My commission expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 2, 2026.

J. Carlton Drumwright

April 2, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 2, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY