Karen Johnson Davidson County
Batch# 1425346 DEEDWARR
05/27/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20260527-0047936

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires: _____

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 6, 2028

WARRANTY DEED

Address New Owner: Elizabeth Evans Weiss and Anne Nicholas Weiss 4421 Wayland Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 11 0 119.00

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, **Roger L. Simon and Sheryl Longin, Trustees of the Simon/Longin Family Trust dated July 26th, 2000** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Evans Weiss and Anne Nicholas Weiss, a married couple** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot Number Two (2), except a small triangular part, and a small triangle out of the Southeast corner of Lot Number One (1), on the Plan Of HYCREST ACRES, recorded in Plat Book 2133, Page 5, in the Register" Office of Davidson County, Tennessee, and described as follows:

Beginning at a point on the Westerly margin of Wayland Drive, at the common corner of Lots 2 and 3; thence with the margin of said drive, Northwesterly 72.86 feet to a concrete monument, and continuing with the same, North 40 degrees 13' West, passing the common corner of Lots 1 and 2 at 87 feet, and continuing in the same direction, along the margin of said drive, 12 feet to a point; thence South 47 degrees 19' West, crossing the line between Lots 1 and 2 at 45.6 feet, in all 100 feet to a point in Lot 2; thence South 65 degrees 02' West 285.6 feet to a point in the line between Lots 1 and 2; thence with the line between said lots North 88 degrees West 155 feet to a point in the Easterly line of the subdivision known as Tyne Meade, Section 4, as of record in Book 1424, Page 25, said Register's Office; thence South 1 degree 33' West 70 feet to a point at the corner of Lots 2 and 3; thence with the line between said lots, North 87 degrees 03' East 404.9 feet to a point; and North 63 degrees 02' East 215.3 feet to the Westerly margin of Wayland Drive, the Point of Beginning.

Being the same property conveyed to Roger L. Simon and Sheryl Longin, Trustees of the Simon/Longin Family Trust dated July 26th, 2000, by Warranty Deed from Elizabeth Cook-McHugh, an unmarried woman, of record in Instrument No. 20180510-0044975, in the Register's Office of Davidson County, Tennessee, dated May 04, 2018, and recorded on May 10, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HYCREST ACRES, as recorded in Plat Book 2133, Page(s) 5.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1728, Page 123; Book 1850, Page 271.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4421 Wayland Drive Nashville TN 37215

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 19th day of May, 2026.

Simon/Longin Family Trust, dated July 26, 2000

By: _____ By: _____
Roger L. Simon, Trustee Sheryl Longin, Trustee

STATE OF ~~TENNESSEE~~ FL)Florida
COUNTY OF ~~DAVIDSON~~ M)Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger L. Simon and Sheryl Longin, 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 Simon/Longin Family Trust, dated July 26, 2000 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 19th day of May, 2026. By Physical Presence

ROBERT SWACKHAMER
Notary Public - State of Florida
Commission # HH 571393
My Comm. Expires Aug 10, 2028
Bonded through National Notary Assn.

_____
Notary Public Robert Swackhamer

Certificate of Authenticity

I, Alex McDaniel, 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 **5/19/2026** (date of document).

Affiant Signature

Date: **5/26/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **26** day of **May**, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER