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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260454290**<br><br>Karen Johnson Davidson County<br>Batch# 1427245 DEEDWARR<br>06/02/2026 12:04:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,849.63<br>20260602-0049540 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$499,900.00~~.<br><br>~~Affiant~~<br><br>Subscribed and sworn to before me, this 27th day of May, 2026.<br><br>Notary Public<br>My Commission Expires:<br><br>C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028 |

# WARRANTY DEED

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| Address New Owner:<br>Francis Bertino<br>1016 Pennock Avenue<br>Nashville TN 37207 | Send Tax Bills To:<br>Legacy Home Loans, LLC DBA<br>Steadfast Mortgage<br>408 Highway 76<br>White House, TN 37188 | Tax Information:<br>Tax Parcel ID No.<br>082-03-0-295.00 |

**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, **Hope M. Weaver, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francis Bertino, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of George W. Stainback's Corrected Plan of Lots of Lucy H. Lindsley Tract of record in Plat Book 161, Page (s) 141 and 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HOPE M. WEAVER, by deed from WHITNEY J. SELERT AND DENA J. SELERT, HUSBAND AND WIFE, of record in Instrument No. 20190718-0070465, dated July 16, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 082-03-0-295.00.

Matters shown on the Plan of record in Plat Book 161, pages 141 and 142, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4479, page 608, said Register's Office.

This is improved property located at 1016 Pennock Avenue Nashville TN 37207

**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 27th day of May, 2026.

Hope M. Weaver

STATE OF Oregon )

COUNTY OF Multnomah )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hope M. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~27th~~ 26 th day of May, 2026.

Notary Public

My Commission Expires: 5/21/28

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048586
MY COMMISSION EXPIRES MAY 21, 2028

**True Copy Certification**

I, **Tammy Carney,** 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 this the 27 day of May, 2026.

Affiant Signature

Date 5.27.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027