Karen Johnson Davidson County
Batch# 1443423 DEEDWARR
07/08/2026 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $12,025.00
20260708-0061795

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39288-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Epstein Hannah Clara Epstein 3104 Woodlawn Drive Nashville, TN 37215	Wells Fargo Bank NA MAC X9999-01H 2701 Wells Fargo Way Minneapolis, MN 55467-8000	Map and Parcel No.: 11701003700

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, Karen S. Lavin, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Aaron Epstein and Hannah Clara Epstein, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3104 Woodlawn Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6 day of July, 2026.

GRANTOR:

Karen S. Lavin

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen S. Lavin, 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 _____ day of July, 2026.

_____
Notary Public
My Commission Expires: SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 6, 2026 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Karen S. Lavin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Clear Form Print Form

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as follows: Beginning on the northerly margin of Woodlawn Drive, 335.65 feet east of the easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon, et. al., as of record in Book 1394, page 187, Register's Office for said County, being the corner of Lots 3 and 4; thence with the line between said two lots, North 0 degrees 09 seconds East 345 feet to an iron pin; thence South 88 degrees 0 seconds East 112 feet to an iron pin in the corner of Lots 2 and 3; thence with the line between said lots, South 0 degrees 09 seconds West 342.1 feet to the northerly margin of Woodlawn Drive; thence with the margin of the same, North 89 degrees 27 seconds West 112.05 feet to the beginning.

Being the same property conveyed to Karen S. Lavin by deed dated April 17, 2025 from 3104 Woodlawn, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250421-0029996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4058, page 442, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/6/26 (date of document).

Affiant Signature

7/8/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

