Karen Y Johnson Davidson County
Batch# 144693 DEEDWARR
09/25/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20180925-0094739

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$625,000.00** (Six Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 21st day of September, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

**THIS INSTRUMENT PREPARED BY**
**AND PLEASE RETURN TO:**
**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Frank May<br>3808 Princeton Avenue<br>Nashville, TN 37205 | **SAME AS NEW OWNER** | 10312026300 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELISE ROZENBERG, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FRANK MAY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**Being the westerly part of Lot No. 391 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for said County, described as follows:**

**Beginning at the northeast corner of Wilson Avenue and Princeton Avenue; thence with the northerly margin of Princeton Avenue eastwardly 124 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with said alley westwardly 9.8 feet to the easterly margin of Wilson Avenue; thence with said Avenue southwardly 230 feet to the beginning.**

**Being the same property conveyed to Juda E. Rozenberg and wife, Elise Rozenberg by deed from Otto Zalenka and wife, Aran Zalenka of record in Book 4787, Page 677, dated February 7, 1974 and recorded February 12, 1974, Register's Office for Davidson County, Tennessee. The said Juda E. Rozenberg having since died February 9, 2009, leaving his wife, Elise Rozenberg as surviving tenant by the entirety upon his death.**

**Being also known as 3808 Princeton Avenue, Nashville, Tennessee 37205.**

**Kelley Lyn Davison executes this instrument as Attorney-in-Fact on behalf of Elise Rozenberg, pursuant to the Power of Attorney recorded in Instrument No. ___201809250094738____, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**3808 PRINCETON AVENUE**<br>**NASHVILLE, TN 37205** |
|---|---|---|

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. Whenever 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,** this 21st day of September, 2018

Elise Rozenberg

**Elise Rozenberg**

by Kelley Lyn Davison, Attorney-in-Fact

**By: Kelley Lyn Davison, as her Attorney-in-Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 21st day of September, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelley Lyn Davison**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Elise Rozenberg**, and acknowledged that she executed the same as the free act and deed of the said **Elise Rozenberg**.

WITNESS my hand and official seal this the 21st day of September, 2018.

JEFFREY M. GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

Notary Public

Commission Expires: _____

LTSR Number: GTE File: 2018074978

# True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

