WARRANTY DEED



State of Tennessee)
County of Davidson) 32336

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of March, 2019

Notary Public

My Commission Expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
913 GLENDALE, LLC	NEW OWNER	131-10-0
(NAME)	(NAME)	005.00
PO Box 15834		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BERNARD M. ROSENBLUM, HUSBAND AND TERRY KATZMAN ROSENBLUM, WIFE, as tenants by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **913 GLENDALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 22, Section III, Seven Hills, as of record in Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to TERRY KATZMAN ROSENBLUM by Deed from JUNE ANDREE AND C. WILLIAM ANDREE, III, of record in Book 6272, Page 815, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed to Create Tenancy by the Entirety for BERNARD M. ROSENBLUM, HUSBAND AND TERRY KATZMAN ROSENBLUM, WIFE, as tenants by the entirety, of record in Instrument No. 20130612-0059880, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Karen Johnson Davidson County
Batch# 207545 DEEDWARR
03/19/2019 11:05:44 AM 2 pgs
Fees: $13.00 Taxes: $2,134.90



20190319-0024888

BEING unimproved ☐
Improved ☒ property known as: **4609 Tara Drive, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 WHEREOF, our hands, this 22nd day of March, 2019.

BERNARD M. ROSENBLUM

TERRY KATZMAN ROSENBLUM

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERNARD M. ROSENBLUM, HUSBAND AND TERRY KATZMAN ROSENBLUM, WIFE, as tenants by the entirety**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2019.

My Commission Expires: 5/2/22

Notary Public

