This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0098-D

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Karen Johnson Davidson County
Batch# 214242 DEEDWARR
04/05/2019 08:49:12 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20190405-0030939

WARRANTY DEED

Address of New Owners:
Mr. Michael Rosinski
Ms. Emily Palmer
7001 Bay Cove Trail
Nashville, TN 37221

Send Tax Bills To:
New owner

For and 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, We,
Paul-Leon Tuzeneu and wife, Catherine H. Tuzeneu

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Michael Rosinski, an unmarried man and Emily Palmer, an unmarried woman, joint tenants with right of survivorship

hereinafter called the Grantees, their heirs 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. 174 on the Plan of Rolling River Estates, Phase IV of record in Book 5200, Pages 184-185, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul-Leon Tuzeneu and wife, Catherine H. Tuzeneu by deed from Charles Bryant Wilson and wife Joni Justice Wilson, dated August 11, 2000 and of record in Instrument No. 20000821-0082019, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Bay Cove Trail and Rolling River Parkway.

This property is subject to all matters shown on the Plan of record in Plat Book 5200, Pages 184-185, in the Register's Office of Davidson County, Tennessee.

This property is subject to By-Laws of record in Book 4892, Page 679 and Book 5463, Page 238, in the Register's Office of Davidson County, Tennessee.

This property is subject to the Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671, amended in Book 8276, Page 552, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Restrictive Covenant for Detached Structure of record in Instrument Number 20130612-0060095, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7001 Bay Cove Trail, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs 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 heirs 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 our hands this the 28 day of March, 2019.

Paul-Leon Tuzeneu

Catherine H. Tuzeneu

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul-Leon Tuzeneu and wife, Catherine H. Tuzeneu, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of March, 2019.

Notary Public

My Commission Expires: 4/24/19

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

Subscribed and sworn to before me, this the 28 day of March, 2019.

Janice H. Collins
Notary Public

My Commission Expires: 7/5/21

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Map/Parcel: 141 110A 034.00