THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200729129**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,230,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2020. Notary Public My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 481381 **DEEDWARR**
09/23/2020 10:39:55 AM 2 pgs
Fees: $13.00 Taxes: $8,251.00

20200923-0109152

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Alderson, Trustee	William Alderson, Trustee	Tax Parcel ID No.
P.O. Box2786	P.O. Box2786	131 10 0 005.00
Brentwood, TN 37204	Brentwood, TN 37204	

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, **913 Glendale, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Alderson, Trustee of the 4609 Tara Drive Land Trust, dated September 16, 2020** ("Grantees"), its 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. 22, Section Three, 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 913 Glendale, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bernard M. Rosenblum, husband and Terry Katzman Rosenblum, wife, as tenants by the entirety of record in Instrument No. 20190319-00248888, in the Register's Office of Davidson County, Tennessee, dated March 22, 2019 and recorded on March 19, 2019.

Being the same property conveyed to Bernard M. Rosenblum, husband and Terry Katzman Rosenblum, wife, as tenants by the entirety by QuitClaim Deed from Terry Katzman Rosenblum, of record in Instrument No. 20130612-0059880, in the Register's Office of Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013.

Being the same property conveyed to Terry Katzman Rosenblum by Warranty Deed from June Andree and husband C. William Andree, III, of record in Book 6272, and Page 815, in the Register's Office of Davidson County, Tennessee, dated April 13, 1984 and recorded on April 18, 1984.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Seven Hills, as recorded in Plat Book 2663, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2881, Page 552.

This is improved property located at 4609 Tara Drive Nashville TN 37215

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 16th day of September, 2020.

913 Glendale, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of 913 Glendale, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September, 2020.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024