Karen Johnson Davidson County
Batch# 611025 DEEDWARR
04/08/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210408-0047110

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jack I. Rosen
Bethany Rosen
812 Cedarstone Way
Nashville, TN 37214

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 096-02-0A-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa B. Dreher and Scott A. Dreher, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jack I. Rosen and Bethany Rosen, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County. State of Tennessee, being Unit No. 7, on the Plan of The Bluffs of Cedarstone of record in Master Deed of record in Instrument 20070625-0075380, and amended in Instrument 20070720-0086753, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa B. Dreher and husband, Scott A. Dreher by Warranty deed from Donelson Cedarstone Associates, II, L.P., a Tennessee limited partnership of record in Instrument No. 20080219-0015960 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 19, 2008.

This is improved property known as: **812 Cedarstone Way, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 6th day of April, 2021.

WITNESS MY HAND on this the 6th day of April, 2021.

Lisa B. Dreher

Scott A. Dreher

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lisa B. Dreher and Scott A. Dreher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $318,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 210215

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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