| 20211361R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $875,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 14th day of June, 2021.<br>Notary Public<br>My commission expires: 3/12/25 |
|---|---|

Karen Johnson Davidson County
Batch# 658624 DEEDWARR
06/17/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210617-0081740

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ERIKA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Jonah David Rabinowitz and Carole Anne Rabinowitz** | Truist Bank | **103-09-0-067.00** |
| **509 Hillwood Boulevard** | 901 Semmes Avenue | |
| **Nashville, TN 37205** | Richard, VA 23224 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Read D. McNamara and Mary S. McNamara, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jonah David Rabinowitz and Carole Anne Rabinowitz, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 281 on the Plan of Hillwood Estates, Section 16, as of record in Book 3300, Page 89, Register's Office Davidson County, Tennessee to which reference is hereby made for a more particular legal description.

Beginning on the Southwesterly margin of Hillwood Boulevard at the most Northerly corner of Lot No. 280 on the Plan of Hillwood Estates, Section 11, as of record in Book 2663, Page 38 said Register's Office; thence with the Northwesterly line of said Lot No. 280 South 54 degrees 46 minutes West 280 feet; thence South 83 degrees 53 minutes West 37.7 feet; thence North 2 degrees East 280 feet; thence North 15 degrees 54 minutes East 71.9 feet to the Southwesterly margin of said Hillwood Boulevard; thence with same around a slight curve in a Southeasterly direction 291.87 feet to a point in said Boulevard; thence continuing with the margin of said Boulevard, North 54 degrees 46 minutes East 5 feet and South 35 degrees 14 minutes East 10 feet to the beginning.

Being the same property conveyed to Read D. McNamara and Mary S. McNamara, husband and wife by Warranty deed from Stephen S. Entman of record in Instrument No. 20130201-0010861 Register's Office for Davidson County, Tennessee, dated January 29, 2013 and recorded on February 01, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 509 Hillwood Boulevard, Nashville, TN 37205.

[signatures appear on the following page]

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. 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 MY/OUR HANDS EFFECTIVE AS OF 14th day of June, 2021:

Read D. McNamara

Mary S. McNamara

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Read D. McNamara and Mary S. McNamara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of June, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023