Prepared by:
Record and Return To:
~~Chapman and Rosenthal Title, Inc~~
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SHIRA KAY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

DM-BR-21-4602-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 708828 **DEEDWARR**
09/01/2021 02:06:22 PM 2 pgs
Fees: $13.00 Taxes: $2,034.63

20210901-0118012

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal	NEW OWNER	
(NAME)	(NAME)	**091 12 0U 001.00**
4914 Roselawn Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LORI SIMMS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN ROLLINS ROSENTHAL AND BRANDON GREGORY ROSENTHAL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes At 4602 Illinois Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, Homes At 4602 Illinois Avenue, a Horizontal Property Regime, of record in Instrument Number 20180920-0093272, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Lori Simms, by Warranty Deed from John R. Rudolph, III and Mindy G. Rudolph, Husband and Wife, of record in Instrument No. 20190904-0088851, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 04, 2019.

Being a part of the same property conveyed to John R. Rudolph, III and Mindy G. Rudolph, Husband and Wife, by Warranty Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20181226-0124874, in the Register's Office of Davidson County, Tennessee, dated December 19, 2018 and recorded on December 26, 2018.

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

• Property taxes for the year 2021, a lien not yet due and payable
• Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No 1, West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093272.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4602 A Illinois Ave, Nashville, Tennessee 37209**.

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 hand(s) this the 31 DAY OF AUGUST, 2021.

Lori Simms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI SIMMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212