THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36407-06-2021** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,068,000.00. Affiant Subscribed and sworn to before me this 10th day of ~~July~~ September, 2021. Notary Public My Commission Expires:

(2)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Blake Wilson, Sarah Wilson 6603 Fox Hollow Rd Nashville, TN 37205	New Owner	Map and Parcel No.: 12907002900

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, **Jo Anne Rosenblum, a married woman, individually, and Jo Anne Rosenblum, Trustee of the Jo Anne Rosenblum Revocable Living Trust dated January 3, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Wilson and Sarah Wilson, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6603 Fox Hollow Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Michael Lee Webber, spouse of Jo Anne Rosenblum, joins in the instrument for the purpose of conveying his interest in the subject property, marital or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 713175 DEEDWARR
09/13/2021 09:16:16 AM 3 pgs
Fees: $18.00 Taxes: $3,951.60

20210913-0121948

EXHIBIT "A"

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Being Lot Number 97 on the Plan of West Meade Park, Inc., Section 1, as of record in Book 2900, Pages 103 and 104, Register's Office in Davidson County, Tennessee, and described as follows: Beginning on the easterly margin of Fox Hollow Road at the corner of Lots Nos. 96 and 97; thence with the line between said two lots, eastwardly 647 feet; thence north 23 degrees 29' west 109.5 feet; thence north 80 degrees 19' west 296.3 feet; thence north 55 degrees 43' west 64.9 feet to the corner of Lots Nos. 97 and 98; thence with the line between said two lots, westwardly 284.7 feet to the easterly margin of Fox Hollow Road; thence with said Road on a curve with a radius of 50 feet, southwestwardly 94.5 feet to a concrete monument; thence continuing with said Road, southwardly 9.7 feet to the beginning.

Being the same property conveyed to Jo Anne Rosenblum, as trustee for the Jo Anne Rosenblum Revocable Living Trust dated January 3, 2008 by Quitclaim Deed from Jo Anne Rosenblum, of record in Instrument No. 20080201-0010881, Register's Office of Davidson County, Tennessee, dated January 7, 2008 and recorded on February 1, 2008.

Also being the same property conveyed to Jo Anne Rosenblum, as trustee for the Jo Anne Rosenblum Revocable Living Trust dated January 3, 2008 by Quitclaim Deed from Jill R. Garcia and Jami Rubens, of record in Instrument No. 20080201-0010880, Register's Office of Davidson County, Tennessee, dated January 9, 2008 and recorded on February 1, 2008. Said property was devised to Jo Anne Rosenblum, Jill R. Garcia, and Jami Rubens in the Last Will and Testament of Sol A. Rosenblum, of record in Instrument No. 20071015-0122061, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Sol A. Rosenblum and wife, Susan Adler Rosenblum by Warranty Deed from Selma Rosenblum and Sol A. Rosenblum, of record in Book 3338, Page 193, Register's Office of Davidson County, Tennessee, dated January 10, 1962 and recorded on January 16, 1962.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 12907002900.
3. All matters appearing on the Plan of record as Plat Book 2900, Page(s) 103, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Restrictions, West Meade Park, Section 1 recorded in Book 3102, Page 381, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 3338, Page 193, Register's Office for Davidson County, Tennessee.
6. Easement for Public Utilities, recorded in Book 3338, Page 193, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2021.

Jo Anne Rosenblum, Trustee

Jo Anne Rosenblum

Michael Lee Webber

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Anne Rosenblum, 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 Trustee of the Jo Anne Rosenblum Revocable Living Trust dated January 3, 2008, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2021.

Notary Public

My Commission Expires: 01/31/2023

ELIZABETH GRACE FECTO
Notary Public - State of Vermont
Commission # 157.0012339
My Commission Expires Jan 31, 2023

STATE OF Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Anne Rosenblum, and Michael Lee Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2021.

Notary Public

My Commission Expires: 01/31/2023

ELIZABETH GRACE FECTO
Notary Public - State of Vermont
Commission # 157.0012339
My Commission Expires Jan 31, 2023