THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138493** Karen Johnson Davidson County Batch# 781814 **DEEDWARR** 12/30/2021 10:59:26 AM 2 pgs Fees: $13.00 Taxes: $2,645.50 20211230-0171761	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2021. SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck 5424 San Marcos Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 05 0 038.00

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, **Brandon G. Rosenthal and Kathleen R. Rosenthal, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife**, ("Grantees"), their 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. 14 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County.

Said Lot No. 14 fronts 98 feet on the Easterly side of San Marcos Drive, and extends back 258.23 feet on the Northerly line, which is broken line, and 255.96 feet on the Southerly line, which is a broken line, along the Northerly margin of a cemetery lot, and accessway, to a dead line in the rear on which it measures 115.33 feet.

Being the same property conveyed to Brandon G. Rosenthal and Kathleen R. Rosenthal, husband and wife by Warranty Deed from Albert C. Gross, Jr. and wife, Patricia S. Gross of record in Instrument No. 20210624-0085639, Register's Office for Davidson County, Tennessee, dated June 23, 2021 and recorded on June 24, 2021.

Being the same property conveyed to Albert C. Gross, Jr. and wife, Patricia S. Gross by Warranty Deed from Centennial Construction Company of record in Book 4160, Page 70, Register's Office for Davidson County, Tennessee, dated August 07, 1967 and recorded on August 07, 1967.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillview Estates, as recorded in Plat Book 3600, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3836, Page 719.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

This is improved property located at 5424 San Marcos Drive Nashville, TN 37220.

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 29th day of December, 2021.

Brandon G. Rosenthal — Kathleen R. Rosenthal

Brandon G. Rosenthal
By: Kathleen R. Rosenthal, Attorney-in-Fact

by Kathleen R. Rosenthal Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen R. Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brandon G. Rosenthal and that she is authorized by Brandon G. Rosenthal to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of December 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025