Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 817051 DEEDWARR
03/08/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20220308-0025995

39-B
File #22-1053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew J. Cahill or Shannon S. Cahill, Trustee of the Cahill Revocable Living Trust, dated March 25, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne Rohosy and Adam Rohosy, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Part of Lots #210 and 209 in the Belmont Land Company's Subdivision of Belmont Heights, of record in Instrument No. 20040625-0075461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew J. Cahill, a married man by Warranty deed from William S. Paul and Tanya S. Surawicz, husband and wife of record in Instrument No. 20190805-0077504 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Matthew J. Cahill and wife, Shannon S. Cahill , as tenants by the entirety by Warranty deed from Matthew J. Cahill, a married man of record in Instrument No. 20210331-0042054 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 31, 2021.

Being the same property conveyed to Matthew J. Cahill or Shannon S. Cahill, Trustee of the Cahill Revocable Living Trust, dated March 25, 2021 by Warranty deed from Matthew J. Cahill and wife, Shannon S. Cahill, as tenants by the entirety of record in Instrument No. 20210419-0051714 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on April 19, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1800 Beechwood Avenue, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Anne Rohosy **Adam Rohosy** **1800 Beechwood Avenue** **Nashville, TN 37212**	Same 136 Oak Ave. San Anselmo, CA 94960	**104-16-0-418.00**

WITNESS THE EXECUTION HEREOF this 24th day of February, 2022.

Cahill Revocable Living Trust, dated March 25, 2021

TRUSTEE

Matthew J. Cahill, Trustee

Trustee

Shannon S. Cahill, Trustee

State of Tennessee)
County of Davidson)

On this 24th day of February, 2022, before me the undersigned, a Notary Public in and for the State and County aforesaid, Matthew J. Cahill and Shannon S. Cahill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are Trustees of Cahill Revocable Living Trust, dated March 25, 2021, and is authorized to execute this instrument, and that they have executed this instrument on behalf of Cahill Revocable Living Trust, dated March 25, 2021.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,850,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of February, 2022.

Notary Public

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

My Commission Expires: 11-3-2025

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 24th day of February, 2022.

Affiant Signature
Date 02/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

