THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 867072 DEEDWARR
06/03/2022 12:16:03 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20220603-0064345

WARRANTY DEED

Address New Owner: Roderick Scott Barsuhn and Kathryn Grace Barsuhn 6608 Ellesmere Road Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 129-10-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE TRACHTMAN, UNMARRIED AND ALYSSA TRACHTMAN, UNMARRIED,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RODERICK SCOTT BARSUHN AND KATHRYN GRACE BORSHEIM BARSUHN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's 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. 60, on the Plan of West Meade Park, Section 3, as of record in Book 3300, Page 23, Register's Office for said County. Said Lot No. 60 fronts 172 feet on the northwesterly side of Ellesemere Road, and extends back 431.1 feet on the northeasterly line and 491.1 feet on the south-westerly line, to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Seymour A. Trachtman and wife, Diane A. Trachtman by Warranty deed from Thomas K. Littlefield, Sr., and wife, Anna O, Littlefield of record in Book 4389, page 88, Register's Office for Davidson County, Tennessee, dated December 28, 1969 and recorded on December 30, 1969.

Diane A. Trachtman died on or about June 19, 2015, leaving Seymour A. Trachtman as the surviving tenant by the entirety.

Seymour A. Trachtman died intestate, on or about October 5, 2021. Upon his death, the subject property passed to his only heirs at law, MICHELLE TRACHTMAN and ALYSSA TRACHTMAN , as evidenced by Affidavit of Heirship of record as Instrument No. 20211207-0161901, and Affidavit of Heirship of record as Instrument No. 20220527-0061833, said Register's Office.

This is improved property commonly known as: **6608 Ellesmere Road Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 27th day of May, 2022.

MICHELLE TRACHTMAN

ALYSSA TRACHTMAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE TRACHTMAN AND ALYSSA TRACHTMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of May 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____