THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042814**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $627,500.00. AUY Affiant Subscribed and sworn to before me, this 8th day of November, 2022. Janderson Notary Public My Commission Expires: _

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 939499 DEEDWARR
11/09/2022 09:43:35 AM 2 pgs
Fees: $13.00 Taxes: $2,321.75

20221109-0120142

WARRANTY DEED

Address New Owner: Kate Rosenthal, Trustee 3825 Bedford Ave, Ste 102 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-11-0-001.00

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, **Peter Kopcsak, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Rosenthal, Trustee of the 653 River Rouge Trust, dated November 3, 2022**, ("Grantee"), her 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(s) 624, as shown on the map entitled Charlotte Park Section Nine, of record in Plat Book 2900, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PETER KOPCSAK AND SPOUSE, SARAH MILLER KOPCSAK, by deed from OPAL C. WILKINS, of record in Instrument No. 20031216-0179699 , dated December 15, 2003 , said Register's Office.

Sarah Miller Kopcsak having since died on August 12, 2022 and her interest having transferred to Peter Kopcsak upon her death.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 090-11-0-001.00.

Matters shown on the Plan of record in Plat Book 2900, page 77, said Register's Office.

Easement for the flow of the water of the Cumberland River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

This is improved property located at 653 River Rouge Drive Nashville TN 37209

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 8th day of November, 2022.

Peter Kopcsak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Kopcsak, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2022.

Notary Public

My Commission Expires: _____

