THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343893

Karen Johnson Davidson County
Batch# 1019731 **DEEDWARR**
06/27/2023 02 21 01 PM 2 pgs
Fees. $13 00 Taxes $3,015 50

20230627-0048891

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole L. Weiss 2219 White Avenue Unit A Nashville TN 37204	New Owner	Tax Parcel ID No. 105 14 0U 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, **William J. Rosenthal, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole L. Weiss, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2219 White Ave Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2219 White Ave Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180605-0053905, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William J. Rosenthal, by Warranty Deed from William F. Snyder, of record in Instrument No. 20190701-0063514, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019, and recorded on July 01, 2019.

Megan Michelle Rosenthal joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Yarbrough's Subdivision of Woodland, as recorded in Plat Book 161, Page(s) 87.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180605-0053905.

This is improved property located at 2219 White Avenue Unit A Nashville TN 37204

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 23rd day of June, 2023.

William J. Rosenthal

Megan Michelle Rosenthal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Rosenthal and Megan Michelle Rosenthal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2023.

Notary Public
My Commission Expires: _____

