Karen Johnson Davidson County
Batch# 1024475 DEEDWARR
07/10/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20230710-0052538

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. TJ-23-4721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 7/11/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Trudel	Same as New Owner	
(NAME)	(NAME)	
533 Drake Avenue	533 DRAKE AVENUE	133-01-0-342.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nathaniel Herbert Rosenberg, joined by his spouse, Justine C. Hart,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel P. Trudel, unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 4-A on the Plan of Zone Lot Division, Resubdivision of Lots 1, 2, 3 and 4 of the Resubdivision of Lots 39 and 40, H. G. McNabb Subdivision as of record in Plat Book 6250, Page 546, which amends Plat Book 6250, Page 545, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathaniel Herbe Rosenberg by Warranty deed from April L. Christie, unmarried of record in Instrument No. 20061101-0135564 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 01, 2006. Nathaniel Herbert Rosenberg subsequently married Justine C. Hart, who joins in this conveyance. Nathaniel Herbe Rosenberg and Nathaniel Herbert Rosenberg being one and the same.

This is property more commonly known as:
533 Drake Avenue, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 3rd day of July, 2023.

Nathaniel Herbert Rosenberg

Justine C. Hart by attorney in fact

Justine C. Hart, by Nathaniel Herbert Rosenberg, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2023, before me personally appeared Nathaniel Herbert Rosenberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2023.

Notary Signature
My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Nathaniel Herbert Rosenberg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Justine C. Hart, and that this instrument was executed on behalf of the said Justine C. Hart for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202307100052537____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of July, 2023.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 7/3/2023.

Date

Affiant Signature

7/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: Date

Notary's Seal (if on paper)