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

CRT File No. 230644864

Karen Johnson Davidson County
Batch# 1025280 **DEEDWARR**
07/12/2023 11 15 52 AM 2 pgs
Fees $13 00 Taxes $1,561 40

20230712-0053340

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $422,000 00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2023

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

Notary Public
My Commission Expires 07/08/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Robert M. Hagood and Regina A. Hagood 732 Tahlena Avenue Madison TN 37115	New Owner	Tax Parcel ID No 052-06-0-078 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, **Katelyn Banyay Roseglass, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Hagood and Regina A. Hagood, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows· Being the Northern 75 feet of Lot No 67 and the Southerly 25 feet of L ot No 68 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee

Said parts of Lots Nos. 67 and 68 front together 100 feet on the Westerly side of Tahlena Avenue and run back 260 feet, more or less, on the Northerly line and 248 feet, more or less, on the Southerly line to the Easterly line of Lots No. 61 and 62, measuring 100 feet thereon.

Being the same property conveyed to KATELYN B. BANYAY, by deed from ANNETTE KATRINKA BLACKWELL, of record in Instrument No. 20180912-0090292 , dated September 6, 2018 , said Register's Office.

Katelyn B Banyay having since married and is now known as Katelyn Banyay Roseglass.

Max Abraham Roseglass 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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 052-06-0-078 00

Davidson County taxes for 2022, Map-Par. 052-06-0-078.00, $1,828 45, PAID
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq
Matters shown on the Plan of record in Plat Book 1424, page 6, said Register's Office.

This is improved property located at 732 Tahlena Avenue Madison TN 37115

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 6th day of July, 2023

Katelyn Banyay Roseglass

Max Abraham Roseglass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of July, 2023

Notary Public

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

My Commission Expires. _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Max Abraham Roseglass, 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 26th day of June, 2023

Notary Public

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

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-732