Karen Johnson Davidson County
Batch# 1041543 **DEEDWARR**
08/23/2023 09 39 02 AM 2 pgs
Fees $13.00 Taxes $1,073 00

20230823-0065809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$290,000 00** (Two Hundred Ninety Thousand)

Sandy McCollum
AFFIANT

Subscribed to and sworn before me this 21st day of August, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES 8-1-27

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY NOTARY SEAL

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Jonathan Oppenheimer 5539 Big East Fork Franklin TN 37064	Jonathan Oppenheimer 5539 Big East Fork Rd Franklin TN 37064	16800000500

WARRANTY DEED

FOR AND IN 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, **JOHN J. ROHTERT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JONATHAN OPPENHEIMER, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A house and lot in the 9th Civil District of Davidson County, Tennessee, at Linton on the north side of U.S. Highway 100 and being a portion of a 7.04 acre tract of record in Book 1787, Page 389, Register's Office for Davidson County, Tennessee., described according to a survey made by S. H. Hutchison, October 22, 1959, as follows: BEGINNING at a stake with an elm pointer in T.J. Allison's easterly line at the southwest corner of a cemetery; thence with T.J. Allison's line as follows: S 20° E 100 feet to a stake; S 4° W 41 feet to a stake at edge of driveway; S 50° 30' E 228 feet to a point in center of U.S. Highway 100; thence with highway as follows: N 47° 30' E 122.3 feet; N 43° 45' E 32.1 feet; thence leaving highway going N 41° 30' W 327 feet to a stake in a fence; thence S 75° W 50 feet to a stake with an elm pointer in east line of a cemetery; thence with said cemetery as follows: S 5° E 55 feet to a stake; S 85° W 60 feet to a point of beginning containing 1.10 acres, more or less.

Being the same property conveyed to John J. Rohtert, unmarried, by deed from Frank Archey, Lori Lancaster and William Presley, Executor of the Estate of Barbara Presley, deceased of record in Instrument # 20100517-0037751, Register's Office for Davidson County, Tennessee dated April 27, 2010 and recorded May 17, 2010.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is.	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **9342 HIGHWAY 100** **NASHVILLE, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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, this 21st day of August, 2023

John J. Rohtert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of August, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John J. Rohtert** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of August, 2023

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024