Karen Johnson Davidson County
Batch# 1045691 DEEDWARR
09/01/2023 04:04:30 PM 2 pgs
Fees: $13.00 Taxes: $2,099.75
20230901-0069025

6829

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 567,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of August, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Osborne Ariel Elise Barton	Fairway Independent Mtg	103-10-0-013
(NAME) 712 Kendall Drive	(NAME) PO Box 105178	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Atlanta, GA 30348	
(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, **we, David Rosenblatt and Meredith Rosenblatt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Osborne, an unmarried man, and Ariel Elise Barton, an unmarried woman as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 20, PLAN OF BROOKSIDE COURTS, ADDITION NO. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Rosenblatt, unmarried by Warranty deed from Sara F. Martin and husband Jason M. Pritchett of record in Instrument No. 20130614-0060835 dated 06/13/2013 and recorded 06/14/2013, Register office Deeds Davidson County, Tennessee. The said David Rosenblatt is now married to Meredith Rosenblatt.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Meredith Rosenblatt, wife of the said David Rosenblatt, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This is Improved property, known as 712 Kendall Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37209 (Postal Zip)

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, successors 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, successors 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 our hands this 31 day of August, 2023.

David Rosenblatt

Meredith Rosenblatt

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David Rosenblatt and Meredith Rosenblatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this August 31, 2023.

Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the August 31, 2023.

Ernest D. Bennett, III, Affiant — 8-31-2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this August 31, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024