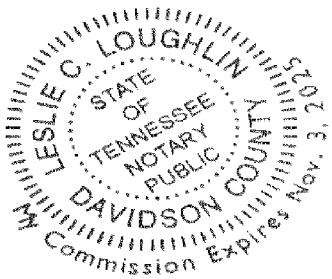
Karen Johnson Davidson County
Batch# 1045847 DEEDWARR
09/05/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,878.60
20230905-0069244

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $778,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/3/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Rosenblatt and Meredith Rosenblatt	Old Hickory Credit Union	
(NAME)	(NAME)	
500 Leonard Ridge Court	PO Box 140478	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Susie K. Eng Tow and Eugene T. Eng Tow, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Rosenblatt and Meredith Rosenblatt, husband and wife**, hereinafter called the Grantees, their heirs 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 No. 184 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Eugene T. Eng Tow and wife, Susie K. Eng Tow from Centex Homes, a Nevada General Partnership by Warranty Deed dated March 27, 1998 and recorded on April 6, 1998 in Book 10872, Page 877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 500 Leonard Ridge Court, 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 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 our hands this 1st day of September, 2023.

Susie K. Eng Tow

Eugene T. Eng Tow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Susie K. Eng Tow and Eugene T. Eng Tow, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2023.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON CO
My Commission Expires 02-11-2026

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 1st day of Sept, 2023.

Ernest D. Bennett, III, Affiant — 09/01/23 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of Sept., 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