Karen Johnson Davidson County
Batch# 1058370 DEEDWARR
10/05/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231005-0078667

Name and Address of New Owner:
Daniel Rosenbaum and Alexis M. Rosenbaum
5717 Eaglemont Drive
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23091421

Map and Parcel: 081 06 0M 005.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Bars Hooper Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Daniel Rosenbaum and Alexis M. Rosenbaum**, 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:

Situated in Davidson County, Tennessee, being Unit No. 5, on the Plan of the Cottages at Clarksville Pike, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Cottages at Clarksville Pike, of record in Instrument No. 202306220047396, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from BFH Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20230621-0046993, Register's Office of Davidson County, Tennessee, dated June 18, 2023 and recorded June 21, 2023.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 10; Subject to rights of others in and to the common areas and/or elements; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Covenants, Conditions and Restrictions for Cottages at Clarksville Pike of record in Instrument Number 20230622-0047396, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 2206 Clarksville Pike, Nashville, TN 37208

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 assigns, 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 hand this 2nd day of October, 2023.

Bars Hooper Holdings, LLC, a Tennessee limited liability company

BY: _____
Dylan Potter, Authorized Agent

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Authorized Agent of Bars Hooper Holdings, LLC and that he/she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Authorized Agent.

Witness my hand and seal this 2nd of October, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

Lynn Vaughn
Affiant Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 2nd day of October, 2023.

_____
Notary Public
My Commission Expires: 3/15/2025

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/2/23 (date of document).

L F Vaught

Affiant Signature

10/5/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of October, 2023.

Bridgette N Slover

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025