Prepared by
Record and Return To
Chapman and Rosenthal
10 Burton Hills Blvd, Suite
Nashville, TN

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064188 DEEDWARR
10/24/2023 10 27 40 AM 2 pgs
Fees $13 00 Taxes $4,347 50

20231024-0083198

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,175,000 00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF October, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER | SEND TAX BILL TO | MAP 083 |
|---|---|---|
| Benjamin Lee Rowe<br>Katherine Tompkins Rowe<br>107 Lindsley Park Drive<br>Nashville, Tennessee<br>37206 | NEW OWNER | GROUP 09 0<br>PARCEL 463 |

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, we,

**Jack Urbano, unmarried and John Reilly, married**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Benjamin Lee Rowe and Katherine Tompkins Rowe, 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 9 on the Plan of Lindsley Park Addition as shown on plat of record in Plat Book 547, Page 76, 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 the same property conveyed to Jack Urbano, unmarried and John Reilly, married, by Warranty Deed from Entrust Investments LLC, a Tennessee Limited Liability Company, dated January 13, 2023 and filed of record January 20, 2023 in Instrument No 20230120-0004670, Register's Office for Davidson County, Tennessee

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A CODE 206-2-301-307, A,B AND D, or other similar statute therein.**

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **107 Lindsley Park Drive, Nashville, Tennessee 37206**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 my hand and official seal at office this 19 day of October, 2023.

Jack Urbano

John Reilly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Urbano, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 20 day of October, 2023

NOTARY PUBLIC

My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, John Reilly, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 19 day of October, 2023.

NOTARY PUBLIC

My Commission Expires
May 22, 2027

JESSICA A AVILA MENDOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194019649
MY COMMISSION EXPIRES MAY 22, 2027

PLEASE RETURN TO
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027