WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066023 DEEDWARR
10/30/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20231030-0084600

File #23-TLC-0000-BM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Locke and Jillian Locke	**New Owner**	
(NAME)	(NAME)	**052 09 0 088.00**
801 Cherokee Avenue, 9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ROTHSCHILD AND JASON SEAMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN LOCKE AND JILLIAN LOCKE, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Montague Park Subdivision of Tracts 27 to 32 Inclusive, of record in Plat Book 421, Page 141, 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 Mark Rothschild and Jason Seaman, as tenants in common, by Quitclaim Deed from 5 Dogs Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221222-0132146, in the Register's Office of Davidson County, Tennessee, dated December 9, 2022, and recorded on December 22, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and subsequent years.
* Plat of Montague Park Subdivision of Tracts 27 to 32 Inclusive, as recorded in Plat Book 421, Page(s) 141, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _X_ **unimproved** _____ **improved** property known as: **0 Grapevine Avenue, Madison, TN 37115**.

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. 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/our hand(s) this the 27th day of October, 2023.

Mark Rothschild

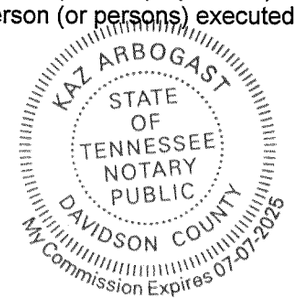
Jason Seaman by Mark Rothschild, Attorney-in-Fact

Jason Seaman by Mark Rothschild, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Mark Rothschild, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of October, 2023.



Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JASON SEAMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON SEAMAN.

Witness my hand, at office, this 27th day of October, 2023.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 27th day of October, 2023.

Affiant Signature

Date 10.27.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

TAMMY L. CAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON C
My Commission E