THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38018-01-2024**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~: 57 The actual consideration or value, whic transfer is: $2,125,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2024. Notary Public My Commission Expires: 2-1-27

Karen Johnson Davidson County
Batch # 1103442 DEEDWARR
02/22/2024 09:08:56 AM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20240222-0012091

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Joseph P. Micatrotto II Sunshine Micatrotto 3511 Granny White Pike Nashville, TN 37204	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 11712014300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis Rothenberger and Allie Rothenberger, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Joseph P. Micatrotto II and Sunshine Micatrotto, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3511 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2024.

Travis Rothenberger

Allie Rothenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Rothenberger and Allie Rothenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2024.

Notary Public

My Commission Expires:

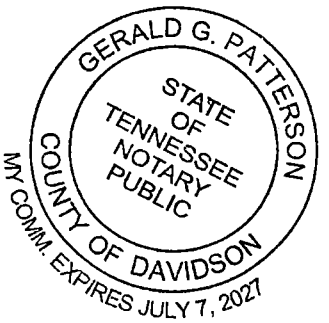


EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 86 feet of Lot No. 1 on the Plat of a part of the O.F. Noel Estate Property not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 2, 1937, and further described according to a survey made by John Kohl, surveyor, dated November 10, 1976, as follows:

Beginning at an iron pin on the westerly margin of the Granny White Pike at a point 223 feet north of the northerly margin of Graybar Lane, formerly Watkins Avenue; thence with the westerly margin of said Pike, north 3 degrees east 86 feet to an iron pipe; thence north 88 degrees west 169.4 feet to an iron pipe at the corner of Lots Nos 1 and 2; thence with the line between said two lots, south 2 degrees west 86 feet to an iron pin; thence south 88 degrees east 167.2 feet to the beginning.

Being the same property conveyed to Travis Rothenberger and Allie Rothenberger, husband and wife, by deed dated May 30, 2019 from KE Holdings, LLC, a Mississippi limited liability company, of record in Instrument No. 20190531-0051910, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20180419-0036994, Register's Office for Davidson County, Tennessee.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.