Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-07-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 03/01/24.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson
Batch # 1107443
03/05/2024 09:29:06 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20240305-0015182

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kate E. Roberts Steven Roser Melinda Roser 1858 E Garden Brook Dr Eagle, ID 83616	SAME AS NEW OWNER	117 04 0W 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lee Ellen Gunter, unmarried and Lauralee Gunter, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kate E. Roberts, unmarried, Steven Roser and Melinda Roser, husband and wife, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the plan of 1700 PRIMROSE AVENUE HOMES, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1700 PRIMROSE AVENUE HOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140908-0082095, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Lee Ellen Gunter, unmarried and Lauralee Gunter, unmarried, a Life Estate, by Quitclaim Deed from Lauralee Gunter unmarried, of record in Instrument No. 20171113-0116419, in the Register's Office of Davidson County, Tennessee, dated October 20, 2017 and recorded on November 13, 2017. Also see Affidavit of Scrivener's Error of record in Instrument No. 20180409-0033448, Register's Office of Davidson County, Tennessee.

This is improved property known as 1700 Primrose Ave, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 03/01/2024.

Lee Ellen Gunter

Lauralee Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/01/24, before me personally appeared Lee Ellen Gunter to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/01/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/01/24, before me personally appeared Lauralee Gunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/01/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON