Karen Johnson Davidson County
Batch# 1111603 DEEDWARR
03/15/2024 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20240315-0018199

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

38058

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
James Stone and Hannah Lambert 1800 Beechwood Avenue Nashville, TN 37212	Same as new owner 1800 Beechwood Avenue Nashville, TN 37212	104 16 0 418.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anne Rohosy and Adam Rohosy, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **James Stone, and Hannah Lambert, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1800 Beechwood Avenue, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the RESUBDIVISION OF PART OF LOTS #210 AND 209 IN THE BELMONT LAND COMPANY'S-SUBDIVISION OF BELMONT HEIGHTS, of record in Instrument No. 20040625-0075461, 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 Anne Rohosy and Adam Rohosy, wife and husband, by Warranty Deed from Matthew J. Cahill or Shannon S. Cahill, Trustee of the Cahill Revocable Living Trust, dated March 25, 2021, of record in Instrument No. 20220308-0025995, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on March 08, 2022.

Being the same property conveyed to Matthew J. Cahill or Shannon S. Cahill, Trustees of the Cahill Revocable Living Trust, dated March 25, 2021, by Warranty Deed from Matthew J. Cahill and wife, Shannon S. Cahill, as tenants by the entirety, of record in Instrument No. 20210419-0051714, in the Register's Office of Davidson County, Tennessee, dated March 25, 2021 and recorded on April 19, 2021.

Being the same property conveyed to Matthew J. Cahill and wife, Shannon S. Cahill, as tenants by the entirety, by Warranty Deed from Matthew J. Cahill, a married man, of record in Instrument No. 20210331-0042054, in the Register's Office of Davidson County, Tennessee, dated March 25, 2021 and recorded on March 31, 2021.

Being the same property conveyed to Matthew J. Cahill, a Married Man, by Warranty Deed from William S. Paul and Tanya S. Surawicz, Husband and Wife, of record in Instrument No. 20190805-0077504, in the Register's Office of Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 15th day of March, 2024.

Anne Rohosy

Adam Rohosy

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

On this ~~15th~~ 13th day of March, 2024, before me personally appeared Anne Rohosy and Adam Rohosy, 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 ~~15th~~ 13th day of March, 2024.

Notary Signature
My commission expires: 11/08/2025

BERNADETTE MARIE LARA
Notary Public, State of Nevada
Appointment No. 22-1252-01
My Appt. Expires Nov 8, 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15 day of March, 2024

Notary Public
My commission expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/13/24 (date of document).

Affiant Signature

3/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

