Karen Johnson Davidson County
Batch# 1152779 DEEDWARR
06/28/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240628-0048952

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648078** TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 28th day of June 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Isabella Pace and Darlene Janssen 4602 Illinois Avenue #A Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 12 0U 001.00

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, **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Isabella Pace, a single woman and Darlene Janssen, as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of HOMES AT 4602 ILLINOIS AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, HOMES AT 4602 ILLINOIS AVENUE, A HORIZONTAL PROPERTY REGIME, of record in Instrument Number 20180920-0093272, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband, by Warranty deed from Lori Simms, Single, of record in Instrument No. 20210901-0118012, in the Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 01, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO 1, PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74-75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093272.

This is improved property located at 4602 Illinois Avenue #A Nashville, TN 37209.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of June 2024.

Kathleen Rollins Rosenthal **Brandon Gregory Rosenthal**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 20, 2024.

Affiant Signature

6/20/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY