THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049123

Karen Johnson
Batch # 1199384
10/31/2024 09:55:07 AM
Fees: $13.00 Taxes: $1,068.38
Davidson County
DEEDWARR
2 pgs
20241031-0084202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $288,750.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2024.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael B. Weintraub 11284 River Run St Apple Valley, CA 92308	New Owner	Tax Parcel ID No. 161 15 0B 033.00

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, **Jeannie L. Wagner and Dominick Wagner, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael B. Weintraub and DollarBrains Services, Inc., a Nevada Corporation**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 33 together with the private elements appurtenant thereto, on the plan of ROSEMONTE - PHASE I, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq" as amended, Tennessee Code Annotated, as established by Master Deed of ROSEMONTE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of ROSEMONTE TOWNHOMES, of record in Instrument No. 200705170059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of ROSEMONTE TOWNHOMES, shown on Exhibit "0" to the First Amendment to Master Deed of ROSEMONTE TOWNHOMES, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Jeannie L. Wagner and Dominick Wagner, wife and husband, by Warranty Deed from Elizabeth R. Weeks, unmarried, of record in Instrument No. 20180417-0035984, in the Register's Office of Davidson County, Tennessee, dated April 16, 2018, and recorded on April 17, 2018.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROSEMONTE TOWNHOMES Condominium of record in Instrument No. 20051117-0138877 as amended in Instrument No. 20070517-0059078 and Assignment of Assessments and Lien Rights recorded in Instrument No. 20181113-0111405; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for RoseMonte Townhomes Owners Association recorded in Instrument No. 20051122-0141352.

This is improved property located at 507 Swiss Avenue Nashville TN 37211

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 30th day of October, 2024.

Jeannie L. Wagner

Dominick Wagner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeannie L. Wagner and Dominick Wagner, 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 30th day of October, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025