Karen Johnson Davidson County
Batch# 1207173 DEEDWARR
11/20/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241120-0090509

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241048985** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2024. Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Edward Sobansky and Lauren Sobansky 201A Rosebank Avenue Nashville TN 37206	Send Tax Bills To: SWBC MORTGAGE CORP 9311 SAN PEDRO AVE, STE100 SAN ANTONIO, TX 78216	Tax Information: Tax Parcel ID No. 083 03 3G 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, **Stephanie Mundy Self, Trustee of the 201A Rosebank Avenue Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Sobansky and Lauren Sobansky, Husband and Wife**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 201 ROSEBANK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20180518-0047724 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Mundy Self, Trustee of the 201A Rosebank Avenue Trust, by Quitclaim Deed from Molly Rose Tuttle, unmarried, and Jack Tuttle, married, of record in Instrument No. 20201007-0116194, in the Register's Office of Davidson County, Tennessee, dated September 28, 2020, and recorded on October 07, 2020.

Being the same property conveyed to Molly Rose Tuttle, an Unmarried Woman and Jack Tuttle, a Married Man, by Warranty Deed from Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, of record in Instrument No. 20181011-0100865, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018, and recorded on October 11, 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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE C. WATERS' SECOND ADDITION, as recorded in Plat Book 161, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180518-0047724.

This is improved property located at 201A Rosebank Avenue Nashville TN 37206

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 15th day of November, 2024.

201A Rosebank Avenue Trust

By: Stephanie Mundy Self, Trustee

Stephanie Mundy Self, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Mundy Self, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the 201A Rosebank Avenue Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of November, 2024.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 November 15, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028