# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1242269
02/28/2025 03 16 55 PM
Fees: $13 00 Taxes $2,380 95

Davidson County
DEEDWARR
2 pgs

20250228-0015220

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO. | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Fineman** | **Same As New Owner** | |
| (NAME) | (NAME) | |
| **1728 14th Ave N** | | **094 13 0 034 00**<br>**094 13 0 037 00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON ROSBURG AND HANG T. ROSBURG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES FINEMAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

**TRACT 1 (179 Little Green St)**

A certain tract or parcel of land according to the survey by W T Smith Land Survey, 1004 Hickory Hill Lane, Suite #10, Hermitage, Tennessee, License No 2012, attached as Exhibit A, described as follows

Commencing at the northeast corner of Block "K" at the southerly intersection of Little Green Street and the westerly margin of Meredith Avenue, thence in a westerly direction with the south margin of Little Green Street 102 82, more or less, to the actual point of beginning and being the northwest corner of Lot 21-Block "K", Plan of Hermitage Addition to South Nashville of record in Plat Book 57, Page 21, Register's Office of Davidson County, Tennessee, also being the northwest corner of the property conveyed to Aaron and Hang T Rosburg as evidenced in Deed Book 201603080022261, Register's Office of Davidson County, Tennessee, thence, with Rosburg's west line south 26° 38' 49" east 140 00' to an iron rod (set) in the north margin of Meredith Avenue, thence, with the north margin of said avenue, south 65° 46' 28" west 44 90' to an iron rod (set), said rod being the southeast corner of the property conveyed to Timothy P Luther as evidenced in Quit Claim Deed 20151214 0125428 Register's Office of Davidson County, Tennessee, thence with Luther's east line 17° 40' 26" west 140 18' to an iron rod (set) in the south margin of the aforementioned Little Green Street, thence, with said margin with a curve to the left having a delta of 00° 55' and 07", a radius of 1434 55', tangent of 11 50', an arc length of 23 00' and a cord bearing and distance of north 64° 14' 06" east 23 00' to an iron rod set in said margin of Little Green Street, also being the point of beginning, containing 4,736 square feet or 0 108 acres, more or less

**TRACT 2 (181 Little Green St)**

Land in Davidson County, Tennessee, being Lot No 21 in Block "K" on the Plan of Hermitage Addition to South Nashville, Tennessee of record in Plat Book 57, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

DERIVATIONS
TRACT 1 (179 Little Green St)

Being the same property conveyed to Aaron Rosburg by Quitclaim Deed from Timothy Paul Luther, married of record in Instrument No 20180327-0028722, Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 27, 2018

TRACT 2 (181 Littel Green St)

Being the same property conveyed to Aaron Rosburg and Hang T Rosburg, husband and wife by Warranty Deed from Richard O Agbigor, unmarried of record in Instrument No 20160308-0022261 Register's Office

for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 08, 2016

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 57, Page 108 and Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **179 & 181 Little Green St, Nashville, Tennessee 37210**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 25th DAY OF FEBRUARY, 2025

Aaron Rosburg

Hang T Rosburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON ROSBURG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANG T ROSBURG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212