WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000 00

Affiant

Subscribed and sworn to me on 02/26/25

NOTARY PUBLIC

My Commission Expires

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

Karen Johnson
Batch # 1242365
03/03/2025 09 15 51 AM
Fees $13 00 Taxes $2,294 00

Davidson County
DEEDWARR
2 pgs

20250303-0015375

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Coby Ginsberg and Christine E. Ginsberg 7505 Woodstream Dr Nashville, TN 37221	Guaranteed Rate Inc. 3940 N. Ravenwood Ave Suite 2W Chicago, IL 60613	126 16 0A 310 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher F Palombo, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Coby Ginsberg and Christine E. Ginsberg, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No 227, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument 20040130-0011799, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher F. Palombo and wife, Nancy A.M. Palombo, by deed from Stacy Z. Walsh and Spouse, Brian J. Walsh on April 20, 2011, of record in Instrument No. 20110421-0030824, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christopher F Palombo, unmarried, by Quit Claim Deed from Nancy A M Palombo, unmarried, of record in Instrument No 20230822-0065391, Register's Office for Davidson County, Tennessee Christopher F. Palombo being one and the same as Christopher Felice Palombo.

This is Improved property, known as 7505 Woodstream Dr , Nashville, TN 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 02/25/25

Christopher F. Palombo

STATE OF Kentucky
COUNTY OF Jefferson

On 02/25/25, before me personally appeared Christopher F Palombo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/25/25

Lisa R Dunham
NOTARY PUBLIC

My Commission Expires. 11/02/2025

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP 17894
My Commission Expires Nov. 2, 2028