This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property. Karen Johnson Davidson County Batch# 1251954 DEEDWARR 03/25/2025 11:55:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250325-0022262	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Affiant Sworn to and subscribed before me this March 25, 2025. Notary Public Comm Exp:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MATTHEW PARKER ODEN and VIRGINIA STEINDORF ODEN, Trustees		
ODEN FAMILY TRUST dated March 25, 2025	SAME AS NEW OWNER	08401010600
812 Roseview Drive		
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, VIRGINIA STEINDORF N/K/A VIRGINIA STEINDORF ODEN and MATTHEW PARKER ODEN (Grantors), wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MATTHEW PARKER ODEN and VIRGINIA STEINDORF ODEN, Trustees of the ODEN FAMILY TRUST dated March 25, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to VIRGINIA STEINDORF N/K/A VIRGINIA STEINDORF ODEN and MATTHEW PARKER ODEN, by WILLIAM ERIC PECK, married man, by Warranty Deed of record in Instrument Number 20230510-0034803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all encumbrances, restrictions, easements, plats, covenants, rights and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

The property is known as 812 Roseview Drive, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 25, 2025.

VIRGINIA STEINDORF ODEN

MATTHEW PARKER ODEN

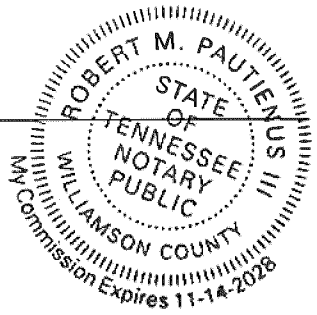
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGINIA STEINDORF ODEN and MATTHEW PARKER ODEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 25, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 March 25, 2025

3/25/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25th day of March, 2025.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025