398

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Batch # 1256639 04/04/2025 03 15 44 PM Fees $13 00 Taxes $3,311 50 20250404-0025855 Davidson County DEEDWARR 2 pgs	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00 Affiant Subscribed and sworn to before me, this 1st day of April 2025. Notary Public My Commission Expires: 7/6/

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jennifer Furst and Justin Rosen 1012 9th Ave South Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.: 131 03 0 185.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID ADAMS, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby, transfer and convey to **JUSTIN ROSEN AND JENNIFER FURST, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, 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 Lot No. 41 on the map of Neil Hunt Subdivision of record in Book 974, Page 19, of the Registers Office for said County.

Said Lot No. 41 fronts 75.15 feet on the Northerly side of Temple Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to David Adams by Deed dated January 26, 2023 from Robert M. Floyd and wife Sydney S. Floyd, recorded January 26, 2023, in Instrument Number 202301260005992, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1702 Temple Avenue, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1st day of April, 2025.

DAVID ADAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID ADAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of April, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____