BOX 10-A

RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QBL-28722-25

Karen Johnson Davidson County
Batch # 1260451 DEEDWARR
04/16/2025 09 44 18 AM 2 pgs
Fees $13 00 Taxes $6,475 00

20250416-0028977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2025

NOTARY PUBLIC

My commission expires 3/3/2026

M. L. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Rothberg *et ux* 3412 Fairmeade Drive Nashville, Tennessee 37218	Same address as new owner	059-09-0-187.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($1,750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, the undersigned, **THOMASENA M. WOOD, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL S. ROTHBERG AND KIM D. ROTHBERG, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit·

Lying and being in Davidson County, Tennessee, and being Lot No 1 on the Plan of Section One, Wrightwood Estates, of record in Book 6900, page 907, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Eric K Wood, Sr , and wife, Thomasena M Wood, from Marshall and Wright, LLC, by Warranty Deed dated March 25, 2009 and recorded March 27, 2009 in Instrument #20090327-0027475, said Register's Office The said Eric K Wood, Sr , having died January 21, 2015, leaving Thomasena M Wood as surviving tenant by the entirety

This conveyance is made subject to all matters as shown on plat of record in Book 6900, page 907, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3412 Fairmeade Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 14th day of April, 2025

GRANTOR:

Thomasena M. Wood

Thomasena M. Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Thomasena M Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of April, 2025.

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires _____