Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1083

Karen Johnson
Batch # 1265047
04/25/2025 12:32 19 PM
Fees $13 00 Taxes $2,904 50

Davidson County
DEEDWARR
2 pgs

20250425-0032006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Opaline Veritable, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Scott Rosen and Ruthe Ann Rosen, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, 1305 Pillow Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1305 Pillow Street Townhomes of record in Instrument Number 20150706-0064841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Opaline Veritable, LLC, a Tennessee limited liability company by Warranty Deed from E3 Construction Services, LLC of record in Instrument No. 20160811-0083698 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 11, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1305 A Pillow Street, Nashville, TN 37203

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Michael Scott Rosen
601 Tonbridge Circle
Franklin, TN 37069

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
105-07-2A-001.00

WITNESS THE EXECUTION HEREOF this 18th day of April, 2025.

Opaline Veritable, LLC

Amy Stroup, Member

Mary Hooper, Member

State of Tennessee)
County of Davidson)

On this 18th day of April, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Amy Stroup and Mary Hooper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, Opaline Veritable, LLC, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Opaline Veritable, LLC as Members.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 785,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of April, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON