Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550889

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $745,000 00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1284643
06/16/2025 10 20 01 AM
Fees $13 00 Taxes $2,756 50

Davidson County
DEEDWARR
2 pgs

20250616-0046674

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information.
Joseph Cermak Profancik and Abigail Sparrow Profancik 1896 Randolph Place Nashville TN 37215	New Owner	Tax Parcel ID No 131-07-0-023 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David N. Venrick and Barbara S. Venrick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Cermak Profancik and Abigail Sparrow Profancik, husband and wife**, ("Grantees"), their 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(s) 10, as shown on the map entitled Locust Grove, of record in Plat Book 1424, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to DAVID N VENRICK AND WIFE, BARBARA S. VENRICK, by deed from MARY J. WINDER, WIDOW, of record in Book 3029, page 459, dated February 18, 1960, said Register's Office.

Vicki Venrick Boggs executes this Warranty Deed for and on behalf of David Neil Venrick pursuant to Power of Attorney recorded in Instrument No. 20250207-0009460, said Register's Office

David Neil Venrick and David N. Venrick being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 131-07-0-023 00.

Matters shown on the Plan of record in Plat Book 1424, page 40, said Register's Office

Restrictive Covenants contained in instrument of record in Book 1556, page 327, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20250211-0010503, said Register's Office.

This is improved property located at 1896 Randolph Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 13th day of June, 2025

David N Venrick by Vicki Venrick Boggs, Attorney-in-Fact
David N Venrick by Vicki Venrick Boggs,
his Attorney-in-Fact

Barbara S. Venrick
Barbara S. Venrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Venrick Boggs, 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, and who further acknowledged that she is the Attorney-in-Fact for David N. Venrick and that she is authorized by David N. Venrick to execute this instrument on his behalf

Witness my hand, at office, this 13th day of June, 2025.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara S. Venrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2025

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission Expires: _____