Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number. 6-6171-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $757,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2025.

Notary Public
My Commission Expires. My Commission Expires Nov 22, 2025

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1291678
06/30/2025 10 33 06 AM
Fees $13 00 Taxes $2,800 90

Davidson County
DEEDWARR
2 pgs

20250630-0051231

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Trey Deal and Margaret Elizabeth Caldwell 2716 Greenside Place Nashville, TN 37206	New Owner	083 04 0A 004 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Tal Adini and Natalie Ruth Adini, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Joshua Trey Deal and Margaret Elizabeth Caldwell, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of FIRST AMENDMENT, GREENSIDE PARK, of record in Plat at Instrument No 20120507-0039371, 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 Tal Adini and Natalie Ruth Adini, husband and wife, by Quitclaim Deed from Tal Adini, a married man, of record in Instrument No. 20220428-0049155, in the Register's Office of Davidson County, Tennessee, dated April 04, 2022 and recorded on April 28, 2022

Being the same property conveyed to Tal Adini, an unmarried man, by Warranty Deed from David Zimmerman, a married man, of record in Instrument No 20211022-0142383, in the Register's Office of Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 2021

This is improved property located at **2716 Greenside Place, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public 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 Grantee, their heirs and assigns forever, and I/we do covenant with the said Grantee that we 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; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 27th day of June, 2025.

GRANTOR:

Tal Adini

Natalie Ruth Adini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tal Adini and Natalie Ruth Adini, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2025

Notary Public
My Commission expires 11/22/2029

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY