Karen Johnson Davidson County
Batch# 1295468 DEEDWARR
07/09/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250709-0054030

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651308**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2025. KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 3/28/28

WARRANTY DEED

Address New Owner: Rosewood 2 LLC C/O Beth Dioli 330 Franklin Road Suite 135A-458 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 13 2F 002.00

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, **Samuel Petersen, unmarried and Bruce Petersen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosewood 2 LLC, a Michigan limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 517 EASTBORO TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 EASTBORO TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20180601-0052405 and Affidavit of Correction recorded in Instrument No. 20190514-0045080, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Samuel Petersen, unmarried and Bruce Petersen, married, as tenants in common with right of survivorship, by Warranty Deed from Kellie P. Miller, married, of record in Instrument No. 20220902-0099144, in the Register's Office of Davidson County, Tennessee, dated September 01, 2022 and recorded on September 02, 2022.

Said property was never the primary marital residence of Grantor, Bruce Petersen.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.T. Brown's Subdivision of An 18 Acre Tract on The Charlotte Pike, as recorded in Plat Book 332, Page(s) 116.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052405 and Affidavit of Correction recorded in Instrument No. 20190514-0045080.

This is improved property located at 517A Eastboro Drive Nashville TN 37209

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 9th day of July, 2025.

Samuel Petersen by Ryan Attorney in fact
Samuel Petersen
By: Ryan Dieck, Attorney in Fact

Bruce Petersen by Ryan Attorney in fact
Bruce Petersen
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Samuel Petersen and Bruce Petersen and that he is authorized by Samuel Petersen and Bruce Petersen to execute this instrument on their behalf.

WITNESS my hand, at office, this 9th day of July, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Certificate of Authenticity

I, J. Trent Lehman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/25.

Date

Affiant Signature

7/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

