Karen Johnson
Batch # 1299738
07/18/2025 11 50 35 AM
Fees $13 00 Taxes $1,517 00

Davidson County
DEEDWARR
2 pgs

20250718-0056775

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

39-B
File #25-1181

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 **Steve Rosenfarb and Donna J. Rosenfarb, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Towery and Carol Christine Towery, 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:**

A certain condominium apartment in Davidson County, Tennessee, State of Tennessee, being Unit No. 1345, in River Plantation, Section Seven, a condominium, a horizontal property regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, condominium apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve Rosenfarb and wife, Donna J. Rosenfarb by Warranty Deed from Etta S. Mason, unmarried of record in Instrument No. 20040917-0112180, Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 17, 2004.

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: 1345 General George Patton Road, Nashville, TN 37221.

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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Carol Christine Towery	**NEW OWNER**	
Gregory Towery		**142-09-0E-131.00**
11505 Talladega Court		
Bakersfield, CA 93312		

WITNESS THE EXECUTION HEREOF this 16th day of July, 2025.

Steve Rosenfarb **Donna J. Rosenfarb**

State of Florida)
County of Sumter)

On this 16th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steve Rosenfarb and Donna J. Rosenfarb, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/29/2029

SOPHIA L. BRYANT
Notary Public, State of Florida
My Comm. Expires 03/29/2029
Commission No. HH 623836

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 410,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of July, 2025.

Notary Public

My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY