WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 07-06-2026

(AFFIX SEAL)

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

File No. CR-25-10926

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Smith (NAME)	Legacy Home Loans (NAME)	161-15-0B-033.00-CO
507 Swiss Avenue (ADDRESS)	408 Highway 76 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	White House, TN 37188 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michael B. Weintraub, a married man and Dollarbrains Services Inc. a Nevada Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Karen Johnson Davidson County
Batch # 1321889 DEEDWARR
09/15/2025 02:28:50 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20250915-0073536

Land in Davidson County, Tennessee, being Unit No. 33 together with the private elements appurtenant thereto, on the plan of RoseMonte - Phase 1, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517- 0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "D" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Michael B. Weintraub and Dollarbrains Services Inc., a Nevada Corporation, by Warranty Deed from Jeannie L. Wagner and Dominick Wagner, wife and husband of record in Instrument No. 20241031-0084202 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on October 31, 2024.

This is property more commonly known as 507 Swiss Avenue, Nashville, TN 37211.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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.

Witness my/our hand this 8th day of September, 2025.

Michael B. Weintraub

Dollarbrains Services Inc., a Nevada Corporation

By: _____
Michael Weintraub, President

STATE OF NEVADA / California
COUNTY OF El Dorado

On this 8th day of September, 2025, before me personally appeared Michael B Weintraub, and Michael B. Weintraub, President of Dollarbrains Services Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

_____
Notary Signature
My commission expires:

ROBB D. ORR
Notary Public - California
El Dorado County
Commission # 2502245
My Comm. Expires Nov 13, 2028