Karen Johnson
Batch # 1327223
09/26/2025 10 09 36 AM
Fees $13 00 Taxes $3,699 63

Davidson County
DEEDWARR
2 pgs

20250926-0076841

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

WARRANTY DEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

File No EM-25-9650

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
Gregory Barro, Jr and Abigail Barro		
(NAME)	(NAME)	158-03-0-046 00
1925 Cromwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	NEW OWNER	
(CITY) (STATE) (ZIP)	(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, **Ronald Gene Horowitz, an unmarried man and Pamela Jo. Yadro, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Barro, Jr. and Abigail Barro, husband and wife**, 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.

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Plan of Hillsboro Park, Section III of record in Plat Book 2663, Page 94, 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 Ronald Gene Horowitz and Pamela Yadro Horowitz, husband and wife by Warranty Deed from Fahad A. Tahir and Fatima Nawaz, Co-Trustees of the Fahad A. Tahir and Fatima Nawaz Revocable Trust, dated April 7, 2017 of record in Instrument No. 20200629-0070387 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 29, 2020.

Pamela Jo Yadro F.K/A Pamela Yadro Horowitz and Ronald Gene Horowitz divorced on March 15th 2025 in Davidson county Docket No. 22D1743.

This is property more commonly known as 1925 Cromwell Drive, Nashville, TN 37215.

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 25th day of September, 2025.

Ronald Gene Horowitz

Pamela Jo Yadro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2025, before me personally appeared Ronald Gene Horowitz, 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 25th day of September, 2025.

Notary Signature
My commission expires:

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2025, before me personally appeared Pamela Jo. Yadro, 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 25th day of September, 2025.

Notary Signature
My commission expires:

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025