WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/29/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 11-13-2025

Karen Johnson Davidson County
Batch# 1328333 DEEDWARR
09/30/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250930-0077645

RUSSELL D. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-13-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6691-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Thomas M. Altman and Veronica P. Selby	New Owner	147 16 0 081.00
386 Melpar Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Daniel Rowland, as Executor of the Estate of Peggy Rowland and indidually, and Forrest Dale Rowland, , and Susan Dawn Jennings Weisner

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas M. Altman, and Veronica P. Selby, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 362 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said county

Being the same property conveyed to Robert Forrest Rowland and wife Peggy C. Rowland by Warranty Deed from Melpar Homes, Inc. of record in Book 2698, Page 249, Register's Office for Davidson County, Tennessee, dated September 19, 1957 and recorded on September 25, 1957.

Robert Forrest Rowland, having died on January 15, 2008, his interest in said property vesting in Peggy Rowland as the surviving tenant by the entirety.

Peggy C. Rowland, having died testate on December 30, 2024, her interest in said property being conveyed pursuant to the terms of her Last Will and Testament as shown in probate of record in Case No. 25P-328, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 386 Melpar Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 29, 2025.

Peggy Rowland Estate

By: (X) _____
James Daniel Rowland, Individually and as Executor

By: (X) _____
Forrest Dale Rowland

By: (X) _____
Susan Dawn Jennings Weisner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Daniel Rowland, Executor of the Estate of Peggy Rowland with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal, this September 29, 2025.

_____
Notary Public

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

My Commission Expires: 11-19-2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James Daniel Rowland and Forrest Dale Rowland and Susan Dawn Jennings Weisner, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 29, 2025.

_____
Notary Public

My Commission Expires: 11-19-2025

File #: 6691-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

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 9/29/2025.

Date

Affiant Signature

9/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of September, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

