Karen Johnson Davidson County
Batch# 1334693 DEEDWARR
10/16/2025 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,960.63
20251016-0082259

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38920	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me this 15th day of October, 2025. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca M. Sayre 7041 Cotton Blossom Lane Nashville, TN 37221	New Owner	Map and Parcel No.: 141150A02000CO

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, Rosemary Lombardy, Trustee of Rosemary Lombardy Revocable Trust U/A dated February 7, 2023 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rebecca M. Sayre, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7041 Cotton Blossom Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of October, 2025.

GRANTOR:

Trustee

Rosemary Lombardy, Trustee of
Rosemary Lombardy Revocable Trust U/A dated
February 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary Lombardy, Trustee of Rosemary Lombardy Revocable Trust U/A dated February 7, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, 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 Rosemary Lombardy, Trustee of Rosemary Lombardy Revocable Trust, by deed dated June 28, 2023 from Natalie A. Dilts and Ronald E. Dilts, wife and husband, of record in Instrument No. 20230629-0049539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 4860, Page 27, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in book 4892, Page 689, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 and amended in book 4871, Page 640, Register's office for Davidson County, Tennessee.
7. By-Laws of record in Book 4862, Page 679, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/15/25 (date of document).

Affiant Signature

10/15/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of October, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

