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|---|---|
| (Notary Stamp) TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON | **STATE OF TENNESSEE**<br>**COUNTY OF ~~WILLIAMSON~~** Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $585,000 00<br>Affiant<br>Subscribed and sworn to before me, this 21st day of November, 2025<br>Notary Public<br>My commission expires 5-9-26 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Karen Johnson
Batch # 1350001
11/24/2025 10 02 05 AM
Fees $13 00 Taxes $2,164 50

Davidson County
DEEDWARR
2 pgs

20251124-0093513

**WARRANTY DEED**

| Address of New Owner(s) as follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| **Ronald G. Horowitz** | **New Owner** | **104-13-0A-023.00CO** |
| **401 Bowling Avenue, #31** | | |
| **Nashville, TN 37205** | | |

FOR AND IN 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, WE,

**Rodger Dinwiddie and Suzanne Dinwiddie, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ronald G. Horowitz, an unmarried man,**

HEREINAFTER CALLED THE GRANTEES, 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 Site No 23, also known as Unit No 31 on the Plan of Section One, Richmeade Place of record in Plat Book 4860, Page 44, 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 all of the property conveyed to Philip R Dinwiddie and Suzanne P Dinwiddie, husband and wife, by deed from Dana A Zukierski, unmarried, of record in Instrument No 20150824-0085095, recorded on August 24, 2015, Register's Office for Davidson County, Tennessee As corrected by Scrivener's Affidavit in Instrument No 20210817-0110811, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4860, Page 44, Register's Office for Davidson, Tennessee
c Charter for Homeowners Association of record in Book 4942, Page 633, in the Register's Office for Davidson County, Tennessee
d Quitclaim Deed of common areas to Homeowners Association of record in Book 4947, Page 348, in the Register's Office for Davidson County, Tennessee
e Restrictive covenants contained in an instrument of record in Book 4941, Page 637, amended in Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee
f By Laws of record in Book 4941, Page 689, amended in Book 5213, Page 945, Register's Office for Davidson County, Tennessee
g Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
h Subject to rights of others in and to common areas/elements

i Subject to lien for special assessment contained in DCCR's/Master Deed
j Subject to HOA dues- if any
k All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 401 Bowling Avenue, #31, Nashville, TN 37205

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 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(s) this 21st day of November, 2025

Rodger Dinwiddie

Suzanne Dinwiddie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rodger Dinwiddie and Suzanne Dinwiddie, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 21st day of November, 2025

Notary Signature
My commission expires 3-24-27

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp 03/24/2027
COUNTY OF WILLIAMSON

RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

M&H File # **25-561**