THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152764** Karen Johnson Davidson County Batch # 1353930 DEEDWARR 12/04/2025 02:23:24 PM 2 pgs Fees: $13.00 Taxes: $5,883.00 20251204-0096591	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,590,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2025. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

WARRANTY DEED

Address New Owner: Robert A. McCabe, Jr., Irrevocable Trust 117 Blackburn Avenue Nashville TN 37205	Send Tax Bills To: Robert A. McCabe, Jr., Irrevocable Trust 4418 Herbert Place Nashville, TN 37215	Tax Information: Tax Parcel ID No. 130 01 0 182.00

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, **Robert Rolfe, Jr, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. McCabe, Jr., Irrevocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Northwesterly 1/2 of Lot No. 119 and all of Lot No. 121 on the Plan of BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION of record in Plat Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 119 and all of Lot No. 121 fronts together 90 feet on the Northeasterly side of Blackburn Avenue and run back 187.2 feet on the Northwesterly line and 204.9 feet on the Southeasterly line to a dead line, measuring 91.65 feet thereon.

Being the same property conveyed to Robert Rolfe Jr., an unmarried man, by Warranty Deed from Ray Hargreaves and Cathy McGowan, husband and wife, of record in Instrument No. 20170131-0010435, in the Register's Office of Davidson County, Tennessee, dated January 30, 2017, and recorded on January 31, 2017.

Janie Rolfe joins this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, as recorded in Plat Book 421, Page(s) 94 & 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190228-0018191.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 117 Blackburn Avenue Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of December, 2025.

Robert Rolfe, Jr.

Janie Rolfe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Rolfe, Jr., and Janie Rolfe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

~~Witness my hand~~, at office, this 1st day of December, 2025.

Notary Public
My Commission Expires:

