Karen Johnson Davidson County
Batch# 1355132 DEEDWARR
12/08/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20251208-0097135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER HARRIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05/19/2028

T-BR-25-1010-301

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sabra Rossman	NEW OWNER	
(NAME)	(NAME)	**105-01-0B-301.00-CO**
1010 16th Ave S. #301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KIM-KHANH TRUONG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SABRA ROSSMAN AND MARK ROSSMAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Ten Ten on the Row, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ten Ten on the Row, a line Condominium of record in Instrument Number 20071023-0125441, Register's Office for Davidson County, Tennessee, and amendments of record in instrument No. 20090224-0015964, in Instrument No. 20090507-0041965, in Instrument No. 20090929-0090277, and Fourth Amendment in Instrument No. 20120905-0080264, and Scrivener's Affidavit of record in Instrument No. 20141009-0093659, subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, Electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed.

Being the same property conveyed to Kim-Khanh Truong by Warranty Deed from Bradley Scudder McKinney of record in Instrument No. 20220502-0050619 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 02, 2022.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ten Ten on the Row of record in Instrument Number 20071023-0125441 and Amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277, Instrument No. 20120905-0080264 and Scrivener's Affidavit recorded in Instrument No. 20141009-0093659, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051230-0156625, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement in favor of Sanitary Sewers and/or Storm Drainage, Water Mains,

Pumps and Appurtenances of record in Instrument Number 20051230-0156628, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20090710-0064678, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20040512-0055312, in the Register's Office for Davidson County, Tennessee.
• Notice of Dissolution of record in Instrument Number 20050120-0007177, in the Register's Office for Davidson County, Tennessee.
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 16th Ave S. #301, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF DECEMBER, 2025.

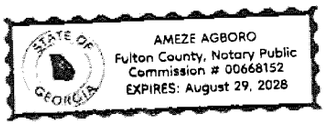
Kim-Khanh Truong

STATE OF ~~NEW YORK~~ GEORGIA
COUNTY OF ~~CLINTON~~ DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM-KHANH TRUONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2025.

Notary Public
My Commission Expires: 08.29.2028
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 12.4.25 (date of document).

Affiant Signature

12.4.25

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY