THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5402
Parcel ID: 173-14-0A-046-00

Property Address:
1133 Parklawn Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1361045 DEEDWARR
12/23/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20251223-0101797

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
John R. Rosengrant
1133 Parklawn Dr.
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ALI ASSAAD, an unmarried man, and EMILY DOOLITTLE, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOHN R. ROSENGRANT, a single man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Phase Five, Delvin Downs of record in Instrument No. 20220713-0080416, 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 the same property conveyed to ALI ASSAAD, an unmarried man, and EMILY DOOLITTLE, an unmarried woman, as joint tenants with rights of survivorship by Deed dated July 2, 2024 from CAPITOL HOMES, INC., a Tennessee corporation, recorded July 3, 2024, in Instrument Number 20240703-0050118, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1133 Parklawn Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Instrument Number 20220713-0080416, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement as contained in Instrument Number 20060406-0039484, Register's Office for Davidson County, Tennessee.
4. Quitclaim Deed to Homeowners Association for Open Spaces as contained in Instrument Number 20090219-0014582, Register's Office for Davidson County, Tennessee.
5. Charter for Homeowners Association as contained in Instrument Number 20070824-0101501, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180118-0005170, Register's Office for Davidson County, Tennessee.
7. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20070807-0094340, Instrument No. 20160627-0065506, Instrument No. 20190430-0039927, Instrument No. 20190430-0039928, Instrument No. 20210122-0010047, Instrument No. 20240628-0048881, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 10 day of December, 2025.

ALI ASSAAD

EMILY DOOLITTLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ALI ASSAAD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 19 day of December, 2025.

Notary Public

My Commission Expires: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF KENTUCKY
COUNTY OF Jefferson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named EMILY DOOLITTLE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 10 day of December, 2025.

LYTASHA MARIE RENEE YOUNG
Notary Public - State At Large
KENTUCKY - Notary ID # KYNP19255
My Commission Expires November 30, 2028

Notary Public

My Commission Expires: November 30, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $574,000.00.

Affiant

SWORN TO and subscribed before me on this 19 day of December, 2025.

Notary Public

My Commission Expires: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy Macallum, 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 12-10-25 (date of document).

Affiant Signature

12-10-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

