This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1362008 DEEDWARR
12/29/2025 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102820

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jerome L. Rosenblum Trust Bradley M. Rosenblum, Trustee 201 Andover Way Nashville, TN 37221	same	092 12 0 199.00

WHEREAS, Jerome L. Rosenblum (the "Decedent") died on August 15, 2024, and Decedent's Last Will and Testament, dated December 18, 2012, was admitted to probate on October 28, 2024, at Docket No. 24P2169 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Bradley Mark Rosenblum is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, to Bradley M. Rosenblum, Trustee, and his successors in trust, of the Jerome L. Rosenblum Trust dated December 18, 2012, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest, being an undivided one-sixth (1/6) interest, in and to the following described property to Bradley M. Rosenblum, Trustee, and his successors in trust, of the Jerome L. Rosenblum Trust dated December 18, 2012 (the "Beneficiary"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Tract I:

Being the southerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Tract II:

Being the northerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet, more or less, on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Being the same property conveyed to Jerome L. Rosenblum by Quitclaim Deed dated November 22, 2021, from Patterson Street Properties, a Tennessee general partnership, composed of Fred Yazdian, Jerome L. Rosenblum and Harry F. Friedman (Deceased), of record at Instrument No. 20211123-0155676, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 304 B 17th Avenue North, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the Executor has executed this instrument this 23rd day of December, 2025.

Bradley Mark Rosenblum, Executor
Estate of Jerome L. Rosenblum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Bradley Mark Rosenblum, who upon oath acknowledged that he is the Executor of the Estate of Jerome L. Rosenblum, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of December, 2025.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Bradley Mark Rosenblum, Affiant

Subscribed and sworn to before me this 23rd day of December, 2025.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 December 23, 2025 (date of document).

Carla L Lovell

Carla Lovell

12-23-2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON