Karen Johnson Davidson County
Batch# 1362008 DEEDWARR
12/29/2025 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251229-0102822

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

EXECUTOR'S DEED

Address New Owners:
Jerome L. Rosenblum Trust
Bradley M. Rosenblum, Trustee
201 Andover Way
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
133 02 0 205.00

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-half (1/2) 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:

LAND in Davidson County, Tennessee, being the northerly part of Lots Nos. 1 and 2 and the northerly part of the easterly part of Lot No. 3 on the Plan of Radnor Place Subdivision as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of the Nolensville Road at a point 162.15 feet northerly from the northerly margin of McClellan Avenue, being the N.E. corner of Pettie and Baker's part of said lots; thence with the westerly margin of said road northerly 58.25 feet, more or less, to the southerly margin of an alley thence with the southerly margin of said alley westerly 113 feet, more or less, to

the easterly margin of a 15 foot alley cut off of the west side of said Lot No. 3; thence with the easterly margin of the last mentioned alley southerly 51 feet, more or less, to the N.W. corner of said Pettie and Baker's Lot; thence with the northerly line of said lot easterly 142 feet, more or less, to the beginning.

Together with all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County known as Alley No. 1906, which tract or parcel was conveyed to Bertha Biener Rosenblum by instrument entitled "Abandonment, Closing and Conveyance Of That Portion Of Alley No. 1906, Extending Between Nolensville Pike And Alley No. 1917", of record in Book 3506, page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Rosenblum, as to an undivided fifty percent (50%) tenant in common interest, by Quitclaim Deed from Bertha Biener Rosenblum dated March 18, 1987, of record in Book 7416, page 435, in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction from Bertha Biener Rosenblum dated April 11, 1988, of record in Book 7515, page 67, in the Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 99 on the Plan of Patterson's subdivision of Maple Hill, as of record in Book 332, Page 75, said Register's Office, described according to a survey made by Z. J. Wilkinson, surveyor, June 12, 1940, as follows:

Beginning on the westerly margin of the Nolensville Road at the southeast corner of the property conveyed to W. P. Sanford by deed from A. C. Roth and wife, of record in Book 967, Page 341, said Register's Office; thence, with Sanford's southerly line westwardly 144.5 feet to the northeasterly margin of an alley; thence, with said alley southeastwardly 165.2 feet to the westerly margin of the Nolensville Road, thence, with said Road, northwardly 80 feet to the beginning.

Tract III:

Land in Davidson County, Tennessee, being part of the northerly one-half of former Alley No. 1906, now closed, described according to a Survey by R. L. Montoya, Surveyor, dated May 30, 1981, as follows:

Beginning at the southeast corner of Lot No. 99 on the Plan of Patterson's Subdivision of Maple Hill as of record in Plat Book 332, Page 75, said Register's Office, said point being located in the West margin of Nolensville Road and in the North margin of the original Alley No. 1906 that is now closed, thence, with said West margin of Nolensville Road South 24 degrees, 45' East 1.00 feet to a point; thence, North 84 degrees, 58' 58" West 93.83 feet to a point; thence, North 24 degrees, 45' West 6.00 feet to a point in the original South line of Lot No. 99 and the North line of the original Alley No. 1906, now closed; thence, along the South

line of Lot No. 99, South 82 degrees, 24' 09" East 96.41 feet to the point of beginning, containing 285 square feet, or 0.01 acres, more or less.

Tracts II and III being the same property conveyed to Jerome Rosenblum, as to an undivided fifty percent (50%) tenant in common interest, by Deed from Roy Hinkle dated April 6, 1988, of record in Book 7510, page 386, in the Register's Office for Davidson County, Tennessee.

The legal descriptions are the same as the previous deeds of record.

This is improved property known as 3211 Nolensville Pike, Nashville, Tennessee 37211.

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.

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

16686\001\7014844.v1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

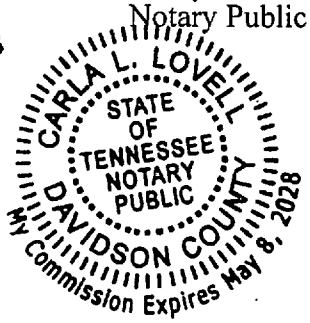
This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Bradley Mark Rosenblum, Affiant

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

Notary Public

My Commission Expires: 5-8-2028



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

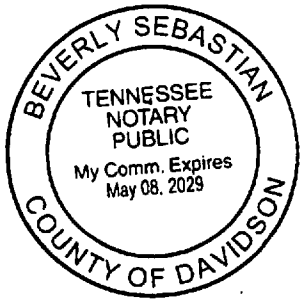
Date

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



16686\001\7014844.v1