WARRANTY DEED

BG-SRN-25-3716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Blake Rich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

BRANYAN GILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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)
Blake Rich and McKenzie Rieben	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**161-15-0B-059.00-CO**
3716 Lausanne Drive Unit 222	**2160 Superior Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Cleveland, OH 44114**	
(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, **TAMMY TURNER, A SINGLE WOMAN AND ANGELA K. FOX, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAKE RICH, A SINGLE MAN MCKENZIE RIEBEN, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 222 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Angela K. Fox, an unmarried woman, and Tammy L. Turner, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20121231-0120445 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on December 31, 2012.

The above referenced property has never been the principal marital residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument Number 20070517-0059078, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051117-0138877 and as amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Charter of RoseMonte Townhomes Owner's Association, Inc. of record in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1380864 DEEDWARR
02/13/2026 03:16:58 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260213-0011945

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20091020-0096978, in the Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180730-0073895, in the Register's Office for Davidson County, Tennessee.
- Assignment of Assessments and Lien Rights of record in Instrument Number 20181113-0111405, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3716 Lausanne Drive Unit 222, Nashville, Tennessee 37211**.

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 10th DAY OF FEBRUARY, 2026.

Tammy Turner

Tammy Turner

Tammy Turner

Angela K. Fox by Tammy Turner,
Attorney in Fact

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY TURNER, 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 10th of February, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANGELA K. FOX, and who acknowledged he/she/they executed the same as the free act and deed of the said ANGELA K. FOX.

Witness my hand and official seal, this the 10th of February, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Briana George, 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 2/10/2024 (date of document).

Briana George

Affiant Signature

Date 2/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON