THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8702-WE

Karen Johnson Davidson County
Batch# 1387524 DEEDWARR
03/03/2026 09:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20260303-0016527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 655,000.00.

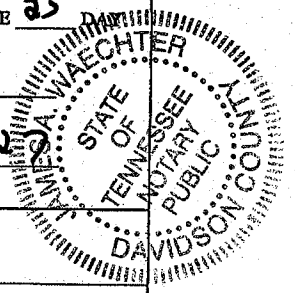
Tracey Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ketter and Heather Ketter	Richard Ketter and Heather Ketter	
802 N. 16th Street	802 N. 16th Street	083-06-0-015.00
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Howard C. Rosenberg, Trustee of The Steven Rosenberg Trust dated May 27, 2021**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Ketter and Heather Ketter, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 and the Northerly 10 feet of Lot No. 56 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 57 and the Northerly 10 feet of Lot No. 56 front together sixty (60) feet on the Westerly side of North 16th Street (formerly Porter Avenue) and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Steven P. Rosenberg by Warranty Deed from William Bailey O'Neal and wife, Janice Allen O'Neal of record in Book 8036, page 446, Register's Office for Davidson County, Tennessee, dated January 26, 1990 and recorded on January 31, 1990.

Being the same property conveyed to Steven P. Rosenberg, Trustee of The Steven Rosenberg Trust dated May 27, 2021, by Special Warranty Deed from Steven P. Rosenberg, of record in Instrument No. 20210601-0073153 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 01, 2021.

Howard C. Rosenberg is the Successor Trustee of The Steven Rosenberg Trust dated May 27, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 802 N. 16th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 24 day of February,2026

The Steven Rosenberg Trust dated May 27. 2021

BY: Howard C. Rosenberg, Trustee
Howard C. Rosenberg, Trustee

STATE OF NEW YORK
COUNTY OF ~~MANHATTAN~~ New York

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Howard C. Rosenberg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **The Steven Rosenberg Trust dated May 27. 2021,** the within named bargainor, a Trust company, and that he has executed the within instrument for the purposes stated therein by signing the name of the The Steven Rosenberg Trust dated May 27. 2021 by himself as its Trustee.

Witness my hand and official seal this the 24 day of February, 2026.

Yefim Kravets
Notary Public

my commission expires: 03 03 2027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

After Recording Return To:

POPLAR
TITLE & ESCROW

6242 POPLAR AVE. STE. 100
MEMPHIS, TN 38119

202603030016527

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E-File Certification

I, William Hultman, 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 February 24, 2026.

Affiant Signature

2/27/2026
Date

STATE OF TENNESSEE **COUNTY OF SHELBY**

Sworn to and subscribed before me this 24th day of February, 2026.

Notary's Signature

My Commission Expires: 8.1.29

