26-30-SM Box #14

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1393916 DEEDWARR
03/17/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260317-0021217

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 660,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2026.

Notary Public

My commission expires: 9/19/28
(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Derek Roof | **"New Owner"** | 106-13-3E-002.00 CO |
| 2141 B Rosemary Lane | | |
| Nashville, TN 37210 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kahlil Arnold, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Roof, an unmarried man

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 Unit B of Homes on Rosemary Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Rosemary Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190522 0048439, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Rosemary Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190522-0048439, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kahlil Arnold, unmarried by Warranty Deed dated March 9, 2020, from Blackacre Development Company, LLC, a Tennessee limited liability company, as recorded on the March 10, 2020, of record in Instrument No. 20200310-0026625, in the Register's Office of Davidson County, Tennessee.

**THE conveyance of the above described parcel of land is subject to the following:**

**Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 106-13-3E-002. 00 CO**

**The Plan as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes on Rosemary Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190522-0048439, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**All matter as shown on the Plan of record in Plat Book 974, page 98, said Register's Office.**

**Declaration of Covenants, Conditions and Restrictions for Homes on Rosemary Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190522-0048439, said Register's Office, By-Laws appended thereto.**

**Restrictive Covenants contained in instrument of record in Book 1224, page 286, said Register's Office.**
**Note on Restrictions if the restrictions have expired but there is a perpetual easement reserved.**
**NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

This is improved (_X_) Unimproved (____) property, known as 2141 B Rosemary Lane, Nashville, TN 37210.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 13th day of March, 2026.

Kahlil Arnold

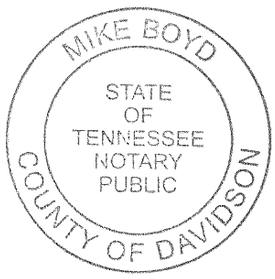
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Kahlil Arnold, an unmarried man the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2026.

**Notary Public**

**My Commission Expires:** 5/9/2026



# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/13/2026 (date of document).

Affiant Signature

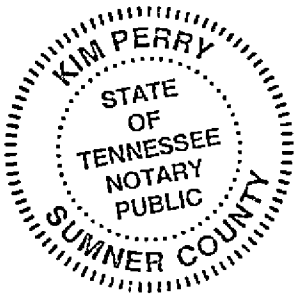
3/13/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 13th day of March, 2026.




Notary's Signature

MY COMMISSION EXPIRES: 1/30/29