Karen Johnson Davidson County
Batch# 1412173 DEEDWARR
04/28/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20260428-0037067

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8616-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2026.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Logan Monks 206 West Marthona Road Madison, TN 37115	Rockert Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	042 15 0 028.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Leo Wolfensohn and Miriam Wolfensohn, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Logan Monks, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 59 and 60, Block "C" on the Plan of MARTHONA, THE CUMBERLAND DEVELOPMENT COMPANY'S SUBDIVISION OF THE EZELL FARM, not of record, described together according to a survey made by J. A. Mefford, Surveyor, December 1937, as follows:

Beginning at a point in the Westerly margin of Ezell Road West, 1250.3 feet Southerly from the intersection of the Westerly margin of Ezell Road West and the Southerly margin of the Old Hickory Boulevard, said point being also the Southeast corner of Lot No. 58 on said Plan; thence with the line between said Lots Nos. 58 and 59; Westerly 275 feet to the Southwest corner of said Lot No. 58; thence with the Western boundary line of Lots Nos. 59 and 60 South 2 degrees, 58 minutes, West 50 feet to the Northwest corner of Lot No. 61 on said Plan; thence with the line between said Lots Nos. 60 and 61, Easterly 275 feet to a point in the Westerly margin of said Ezell Road West; thence with the Westerly margin of said Ezell Road West, Northerly 50 feet to the beginning.

Being the same property conveyed to Leo Wolfensohn and Miriam Wolfensohn, husband and wife, by Warranty Deed from Barry Potts, Administrator and heir at law of Estate of Pamela K. Potts, Michael Potts, and Steve Potts, heirs at law of Pamela Kay Potts, deceased of record in Instrument No. 20220802-0088052, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022, and recorded on August 02, 2022.

This is improved property located at: **206 West Marthona Road, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2026.

GRANTOR:

Leo Wolfensohn

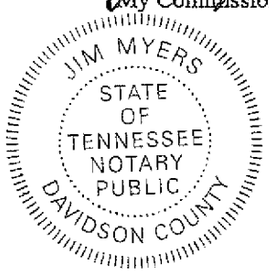
Miriam Wolfensohn

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leo Wolfensohn and Miriam Wolfensohn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2026.

Notary Public
My Commission expires: 11-8-2028



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-28-26.

Affiant Signature

4-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of April, 2026.

Notary Signature

My Commission Expires: 5-4-26

