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| Karen Johnson Davidson County<br>Batch # 1418742 DEEDWARR<br>05/11/2026 12:51:47 PM 2 pgs<br>Fees: $13.00 Taxes: $2,146.00<br>20260511-0042268 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 580,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of May, 2026<br>Notary Public<br>MY COMMISSION EXPIRES: 7/6/26<br>(AFFIX SEAL) |

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathan Dickerson and Savannah Dickerson | Kind Lending | 126-16-0A-512-00 |
| (NAME)<br>7229 Riverfront Drive | (NAME)<br>1920 MAIN STREET #1200 | |
| (ADDRESS)<br>Nashville, TN 37221 | (ADDRESS)<br>IRVINE CA 92614 | |
| (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, WE,

**CORY MICHAEL ROSSMANN AND PRESLEY BURNS ROSSMANN, HUSBAND AND WIFE,**

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

**NATHAN WILLIAM DICKERSON AND SAVANNAH PAIGE DICKERSON, 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 287, Riverwalk, Phase 3C, as shown on plat of record in Instrument No. 20050706-0077607 and surveyor's certificates of correction recorded at Instrument Nos. 20060104-0001187 and 20070330-0038464, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cory Michael Rossmann and Presley Burns Rossmann, husband and wife by Deed dated August 22, 2019 from Cory Michael Rossmann, who erroneously acquired title as Cory Michael Rossmann, an unmarried man, recorded August 29, 2019, in Instrument Number 20190829-0087332, in the Official Records of Davidson County, Tennessee. The said Cory Michael Rossmann having since married. His wife, Presley Burns Rossmann, joins in this conveyance as to her marital interest in the subject property, if any.

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 *Improved* property is commonly known as: 7229 Riverfront Drive, Nashville, TN 37221

LT&E File #23112

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 my/our hand(s) this 7th day of May, 2026

Cory Michael Rossmann

Presley Burns Rossmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of May, 2026, before me personally appeared Cory Michael Rossmann and Presley Burns Rossmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

Notary Signature
My commission expires: 9/26/29

