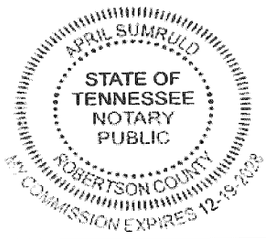
Karen Johnson Davidson County
Batch# 1428279 DEEDWARR
06/05/2026 12:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20260605-0050960

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven A. Rothstein	New Owner(s)	072-08-0-201.00
1402 Winding Way		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL LEE HENDRIX, MARK ALLEN HENDRIX AND SHERI HENDRIX ALLEN, HEIRS-AT-LAW OF THE ESTATE OF JIMMY EARL HENDRIX**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN A. ROTHSTEIN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 213 on the Plan of Dalewood, Section III, as of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 213 fronts 100 feet on the easterly side of Berrywood Road and runs back between parallel lines, 171 feet to a dead line.

Being the same property conveyed to Jimmy Earl Hendrix and wife, Barbara R. Hendrix by Warranty Deed from Jennie B. Ghee, a Widow of record in Book 4024, Page 591, Register's Office for Davidson County, Tennessee, dated June 08, 1966 and recorded on June 10, 1966.

Said Barbara R. Hendrix having passed away on April 06, 2021 with Jimmy Hendrix receiving her full share, and Jimmy Hendrix aka Jimmy Earl Hendrix having passed away on May 07, 2025.

Order Granting Probate of Will as Muniment of Title Only recorded on December 17, 2025 in Instrument No. 20251217-0100119, leaving estate to Mark Allen Hendrix, Michael Lee Hendrix, and Sheri Hendrix Allen.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2237 Berrywood Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2026.

The Estate of Jimmy Earl Hendrix

By: _____
Michael Lee Hendrix, Heir at law

By: _____
Mark Allen Hendrix, Heir at law

By: _____
Sheri Hendrix Allen, Heir at law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Lee Hendrix and Mark Allen Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Heirs at law of The Estate of Jimmy Earl Hendrix , and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2026.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

My Commission Expires: 1·22·29

The address of the herein described property is believed to be 2237 Berrywood Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2026.

The Estate of Jimmy Earl Hendrix

By:_____
Michael Lee Hendrix, Heir at law

By:_____
Mark Allen Hendrix, Heir at law

By: Sheri Allen
Sheri Hendrix Allen, Heir at law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Lee Hendrix and Mark Allen Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Heirs at law of The Estate of Jimmy Earl Hendrix , and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2026.

_____
Notary Public

My Commission Expires: _____

STATE OF Texas
COUNTY OF Kerr

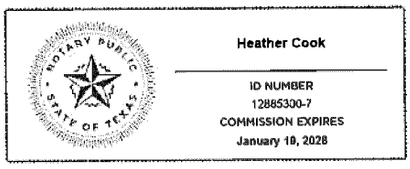
Personally appeared by audio-visual communication before me, the undersigned, a Notary Public in and for the County and State, the within named Sheri Hendrix Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Heir at law of The Estate of Jimmy Earl Hendrix, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2026.

Notary Public

My Commission Expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 2. 2026

Affiant Signature

5th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606050050960